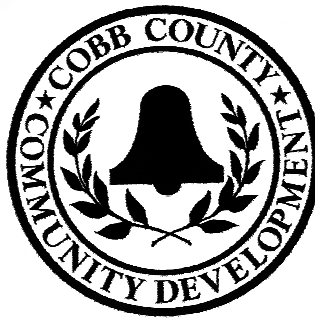


**COBB COUNTY
COMPREHENSIVE PLAN:
*A Policy Guide 1995 – 2015***

**2005
PROPOSED AMENDMENTS**
November 2003 through October 2004 Zoning Calendar

PUBLIC HEARING DATES:

January 6, 2005
January 18, 2005



Cobb County . . . Expect the best!

Cobb Community Development Agency
191 Lawrence Street
Marietta, Georgia 30060

BOARD OF COMMISSIONERS

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Cobb County Comprehensive Plan Amendment Process

Background on the Cobb County Comprehensive Plan

The Comprehensive Plan for Cobb County, Georgia is mandated by the Georgia Planning Act 634 (Georgia Law 1989, pp. 1317 – 1391). This Act requires that each jurisdiction in the state prepare and implement a Comprehensive Plan, which is reviewed by its respective regional development center. For Cobb County, the regional center is the Atlanta Regional Commission (ARC). The rules and regulations of the Act “are intended to provide a framework to facilitate and encourage coordinated, comprehensive planning and development at the local, regional and state government levels”. Chapter 110-3-2.04 of the Act sets minimum local planning standards for each jurisdiction. This includes preparing an inventory and assessment of existing conditions/needs, goals and policy objectives and short-term projects to implement goals and objectives for six (6) minimum elements. The six (6) minimum elements to be addressed are:

Population
Housing
Land Use

Community Facilities and Services
Economic Development
Natural and Historic Resources

In 1990, Cobb County adopted a comprehensive plan that met the above-described minimum standards. Early in the plan development process, residents and staff developed the following vision statement for Cobb County:

Cobb County should continue to evolve as a progressive regional influence that includes the best elements of the urban, suburban, and rural environments that are a part of Cobb County: a place where diverse communities and lifestyles enhance an excellent quality of life; where urban centers provide employment opportunity for the citizens of Cobb and the metropolitan area; and where government is responsive and effective.

The 1995 – 2015 Comprehensive Plan is an update to the 1990 Plan. The 1995 – 2015 Plan builds upon the vision established in 1990 and extends it into the next century. The Cobb Comprehensive Plan does not serve as a development ordinance. Rather, the Plan is a guide to continued growth and development on a countywide basis.

Elements of the Cobb County Comprehensive Plan

- ◆ Identifies any needs/trends the county may have to address in the next twenty years,
- ◆ Lists goals and policy objectives for the county to consider in order to realize its vision statement,
- ◆ Identifies short term projects that could assist the county in addressing a need/trend or in implementing its goals and policy objectives; and
- ◆ Provides a generalized future land use map, which complements the goals and policy objectives and indicates locations for a wide variety of land uses.

Procedure to modify and update the Comprehensive Plan

The Planning Commission and Board of Commissioners must approve amendments to the Comprehensive Plan text or the Future Land Use Map. In order to allow for timely, small-scale changes to the Plan text and Future Land Use Map, an annual plan amendment process has been established.

The annual plan amendment process begins at the end of each calendar year, starting in October and ending, for the 2003 process, in January 2004. During this time, staff members study proposed changes to the text and land use map that have

arisen throughout the year. The changes may be the result of direction from the Board of Commissioners due to a rezoning action, and/or suggestions from the Planning Commission, residents, business community or staff. Any site which was not previously posted for a rezoning or land use permit or special land use permit hearing, is posted to notify the public of the proposed Comprehensive Plan amendments. Two public hearings are conducted to gather public input.

After site visits and analysis, staff members brief the Planning Commission on the pros and cons of each proposed amendment. The Planning Commission then recommends those amendments it feels are appropriate for approval, to the Board of Commissioners. The Board of Commissioners makes the final decision on amendments to the Cobb County Comprehensive Plan.

Terminology Guide to Proposed Amendments

BOC	Board of Commissioners																												
Corridor	For the purposes of the Cobb Comprehensive Plan, corridor refers to an area of development that extends along a major roadway, such as Windy Hill Road, or Mableton Parkway.																												
District	For the purposes of the Cobb Comprehensive Plan and zoning ordinance, district refers to a classification of zoning. For example, "R-20 district".																												
DUA	Dwelling units per acre.																												
FLU	Future Land Use. A recommendation for future use of the property per the Cobb County Future Land Use Map, part of the Comprehensive Plan. FLU is a projection, not a zoning classification.																												
FLU Categories	<table><tr><td>RR</td><td>Rural residential (0 – 1 dua)</td></tr><tr><td>VLDR</td><td>Very low density residential (0 -- 2 dua)</td></tr><tr><td>LDR</td><td>Low density residential (1 – 2.5 dua)</td></tr><tr><td>MDR</td><td>Medium density residential (2.5 – 5 dua)</td></tr><tr><td>HDR</td><td>High density residential (5 – 12 dua)</td></tr><tr><td>RAC</td><td>Regional activity center</td></tr><tr><td>CAC</td><td>Community activity center</td></tr><tr><td>NAC</td><td>Neighborhood activity center</td></tr><tr><td>IC</td><td>Industrial compatible</td></tr><tr><td>IND</td><td>Industrial</td></tr><tr><td>PI</td><td>Public/institutional</td></tr><tr><td>PRC</td><td>Park/recreation/conservation</td></tr><tr><td>CNSV</td><td>Conservation sub category</td></tr><tr><td>TCU</td><td>Transportation/communication/utilities</td></tr></table>	RR	Rural residential (0 – 1 dua)	VLDR	Very low density residential (0 -- 2 dua)	LDR	Low density residential (1 – 2.5 dua)	MDR	Medium density residential (2.5 – 5 dua)	HDR	High density residential (5 – 12 dua)	RAC	Regional activity center	CAC	Community activity center	NAC	Neighborhood activity center	IC	Industrial compatible	IND	Industrial	PI	Public/institutional	PRC	Park/recreation/conservation	CNSV	Conservation sub category	TCU	Transportation/communication/utilities
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CNSV	Conservation sub category																												
TCU	Transportation/communication/utilities																												
Node	For the purposes of the Cobb Comprehensive Plan, node refers to areas of commercial development built or planned around roadway intersections. Nodes vary in size based on similar uses and conditions of the surrounding area.																												
Rezoning	A change in use classification from one zoning district to another. Rezoning takes place monthly at regularly scheduled hearings of the Planning Commission and Cobb Board of Commissioners.																												
Zoning	Zoning refers to the existing use or designated use of specific parcels of property. The zoning district designation governs what is eligible to be developed on a particular piece of property.																												

Cobb County Zoning Sections and Districts

Sec. 134-193.	R-80 single-family residential district.
Sec. 134-194.	RR rural residential district.
Sec. 134-195.	R-40 single-family residential district.
Sec. 134-196.	R-30 single-family residential district.
Sec. 134-197.	R-20 single-family residential district.
Sec. 134-198.	R-15 single-family residential district.
Sec. 134-198.1.	Open space community overlay (OSC) district.
Sec. 134-198.2.	Conservation subdivision (CS) district.
Sec. 134-199.	R-12 single-family residential district.
Sec. 134-200.	RD residential duplex district.
Sec. 134-201.	RA-4 single-family attached/detached residential district.
Sec. 134-201.1.	PRD planned residential development district.
Sec. 134-201.2.	RA-5 single-family attached/detached residential district.
Sec. 134-201.3.	SC suburban condominium residential district.
Sec. 134-202.	RA-6 single-family attached/detached residential district.
Sec. 134-203.	RSL residential senior living district.
Sec. 134-204.	RM-8 residential multifamily district.
Sec. 134-205.	FST fee simple townhouse residential district.
Sec. 134-206.	RM-12 residential multifamily district.
Sec. 134-207.	RM-16 residential multifamily district.
Sec. 134-208.	MHP/S mobile home subdivision district.
Sec. 134-209.	RDR recreational outdoor golf driving range district.
Sec. 134-210.	MHP mobile home park district.
Sec. 134-211.	LRO low-rise office district.
Sec. 134-212.	CF future commercial district.
Sec. 134-213.	NRC neighborhood retail commercial district.
Sec. 134-214.	LRC limited retail commercial district.
Sec. 134-215.	O&I office and institutional district.
Sec. 134-216.	UVC urban village commercial district.
Sec. 134-217.	PVC planned village community district.
Sec. 134-218.	CRC community retail commercial district.
Sec. 134-219.	RMR residential mid-rise district.
Sec. 134-220.	OMR office mid-rise district.
Sec. 134-221.	RHR residential high-rise district.
Sec. 134-221.1	UC urban condominium residential district.
Sec. 134-222.	OHR office high-rise district.
Sec. 134-223.	OS office/service district.
Sec. 134-224.	NS neighborhood shopping district.
Sec. 134-225.	PSC planned shopping center district.
Sec. 134-226.	TS tourist services district.
Sec. 134-227.	GC general commercial district.
Sec. 134-228.	RRC regional retail commercial district.
Sec. 134-229.	IF future industrial district.
Sec. 134-230.	LI light industrial district.
Sec. 134-231.	HI heavy industrial district.

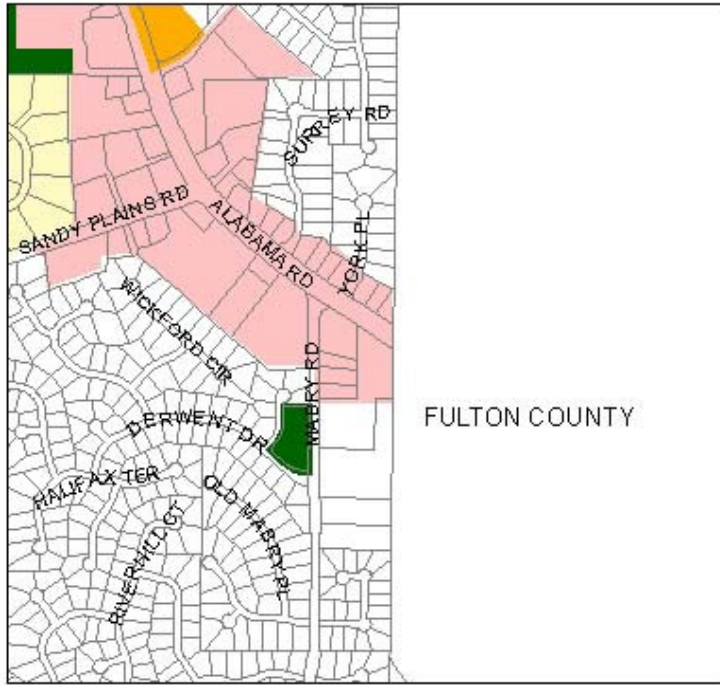
Zoning Decision Comprehensive Plan Amendments (ZD's)

ZD #	DATE	Zoning Case	District	Zoning Case #	Location	Current FLU	FLUM Change	Page No.
1	Nov-03	Z-152	3	Z-152	W side of Mabry Road and S side of Highway 92	NAC	LDR	14
2	Dec-03	Z-172	4	Z-172	E side of Bouldercrest Drive, S of Windy Hill Road	NAC	LDR	16
3	Dec-03	Z-184	4	Z-184	NW intersection of Windy Hill Road and Arkose Drive	LDR	NAC	18
4	Dec-03	Ot.Bus.#2	4	Ot.Bus.#2	NE side of Mableton Parkway, W of Queen Mill	MDR, CAC	HDR	20
5	Dec-03	Ot.Bus.#3	4	Ot.Bus.#3	SW intersection of Vet. Mem. Hwy. and Discovery Blvd.	IND, PRC	MDR, HDR and NAC	22
6	Feb-04	Z-11	4	Z-11	SW intersection of Austell Road and Chamberlain Circle	CAC, LDR	CAC	26
7	Feb-04	Z-12	1	Z-12	NE intersection of Mars Hill Church Road and Dogwood Lane	VLDR	MDR	28
8	Feb-04	Z-20	2	Z-20	SE intersection of US Highway 41 and Cumberland Blvd	RAC - off	RAC - rs	30
9	Feb-04	Z-28	4	Z-28	Hurt Road between Parke Walk and Hurt Road Park	MDR/PRC	LDR	34
10	Feb-04	Z-29	4	Z-29	E side of Old Concord Road, N of Pat Mell Road	HDR	NAC	36
11	Mar-04	Z-27	2	Z-27	N side of Atlanta Road, W of North Church Lane	IC, CAC	HDR	38
12	Mar-04	Z-31	1	Z-31	E side of Vaughn Rd, W side Cobb Place Blvd	CAC	HDR	40
13	Mar-04	Z-34	2	Z-34	W side Atlanta Rd, AT Westwood Rd and Westwood Cir	LDR	MDR	42
14	Apr-04	Z-38	4	Z-38	South side East-West Connector, E of Powder Springs Road	IC	CAC	44
15	Apr-04	Z-41	4	Z-41	W side of Old Concord Road, N of Pat Mell Road	CAC	IC	46
16	Apr-04	Z-44	4	Z-44	NE intersection of Mableton Parkway and Queen Mill Road	IC	CAC	48
17	Apr-04	Z-53	1	Z-53	W of Kennesaw State University on Frey Lake Road	LDR	PI	50
18	Apr-04	Z-55	2	Z-55	S side of Atlanta Road, E of North Church Lane	I/IC	CAC	52
19	May-04	Z-62	2	Z-62	N side of Maner Rd, NE of S Cobb Dr	IND	HDR	54
20	May-04	Z-64	4	Z-64	N and S side of Anderson Mill Rd. just west of Austell Road	CAC, MDR	to HDR	56
21	Jun-04	Z-48	3	Z-48	E side of George Busbee Parkway, S of Big Shanty Road	RAC - rs	RAC - hdr	58
22	Jun-04	Z-67	4	Z-67	SW intersection of Old Alabama Road and South Gordon Rd	NAC	HDR	60
23	Jun-04	Z-69	4	Z-69	S side of Blairs Bridge Road, west of Six Flags Drive	CAC	HDR	62
24	Jun-04	Z-74	4	Z-74	S side East-West Connector just east of Powder Springs Rd	IC	CAC	64
25	Jun-04	Z-78	1	Z-78	E side of Acworth-Dallas Highway, S of Bayside Drive	PI	VLDR	66
26	Jul-04	Z-50	4	Z-50	E side of Vet. Mem. Hwy, N of Buckner Rd	MDR, IC	HDR and NAC	68
27	Jul-04	Z-89	1	Z-89	End of Ridge Lake Court, west of Ridge Lake Lane	NAC	LDR	70
28	Aug-04	Z-100	2	Z-100	SW intersection of Atlanta Road and Cooper Lake Drive	MDR	MDR to HDR	72
29	Aug-04	Z-106	4	Z-106	E side of Mableton Parkway, south of Community Road	NAC	MDR	74
30	Aug-04	Z-113	3	Z-113	E of Scufflegritt Road on S side of Holcomb Lake Rd	LDR	MDR	76
31	Aug-04	Z-114	2	Z-114	NW intersection of Cumberland Parkway and Orchard Road	RAC - rs	RAC - hdr	78
32	Aug-04	Z-39	4	Z-39	N and S sides of the EW Connector btwn Hicks and S Hurt Rd	LDR, MDR	NAC, MDR and PRC	80
33	Aug-04	Z-71	1	Z-71	W of I-75, S of Woodstock Road and Woodstock Connector	LDR	MDR	84
34	Sep-04	Z-110	2	Z-110	E and W sides of N Church Ln, N of Plant Atkinson Rd	IC	HDR	86
35	Sep-04	Z-115	2	Z-115	NW intersection of Powers Ferry Rd and Windy Ridge Pkwy	RAC - rs	RAC - hdr	88
36	Sep-04	Z-128	4	Z-128	SE intersection of Powder Springs Rd and Dyeson Rd	LDR	MDR	90
37	Sep-04	Z-130	3	Z-130	NE intersection of Canton Rd and Janice Dr	HDR	MDR	92
38	Sep-04	Z-134	2	Z-134	E side of Cooper Lake Road, W of Atlanta Road	MDR	LDR	94
39	Sep-04	Z-137	2	Z-137	W side of Windy Hill Road, E of Powers Ferry Road	RAC - off, PRC	RAC - hdr and HDR	96
40	Sep-04	Z-139	3	Z-139	W side of Sewell Mill Road, W of Roswell Road	CAC, LDR	NAC	98
41	Sep-04	Z-30	2	Z-30	SE intersection of West Atlanta Road and Young Street	NAC	MDR	102
42	Sep-04	Z-84	1	Z-84	S side of Hickory Grove Rd, W side of I-75	IC	MDR	104
43	Oct-04	Z-144	1	Z-144	btwn S Cobb Dr and Sandtown Rd, South of Booth Rd	MDR, HDR	HDR and PRC	106

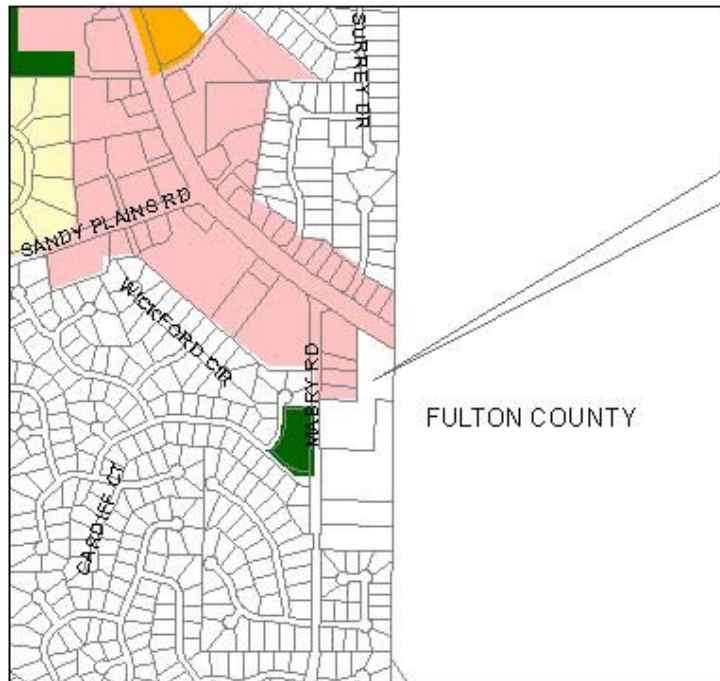
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 1

Z - 152 NOV 2003



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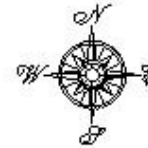


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Neighborhood Activity Center
to
Low Density Residential



0 0.25 0.5 Miles



See also: City of Marietta, Georgia, City of Marietta, Georgia, City of Marietta, Georgia

Amendment #

ZD -1

Commission District

3

Existing Land Use

NAC

Proposed Land Use

LDR

Rezoning Date

October 2003

Case Number

Z-152

Description:

The subject property is located on the west side of Mabry Road and south side of Highway 92 (aka Alabama Road). The applicant proposed a rezoning from R-20 to SC, but the Board of Commissioners deleted the SC rezoning to R-15. The property is 14.67 acres and was stipulated at a maximum of 19 lots giving an overall density of 1.3 units per acre.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide areas for housing between one and two and one-half (1-2.5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Encourage housing construction in locations that are accessible to services and employment.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.
8. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

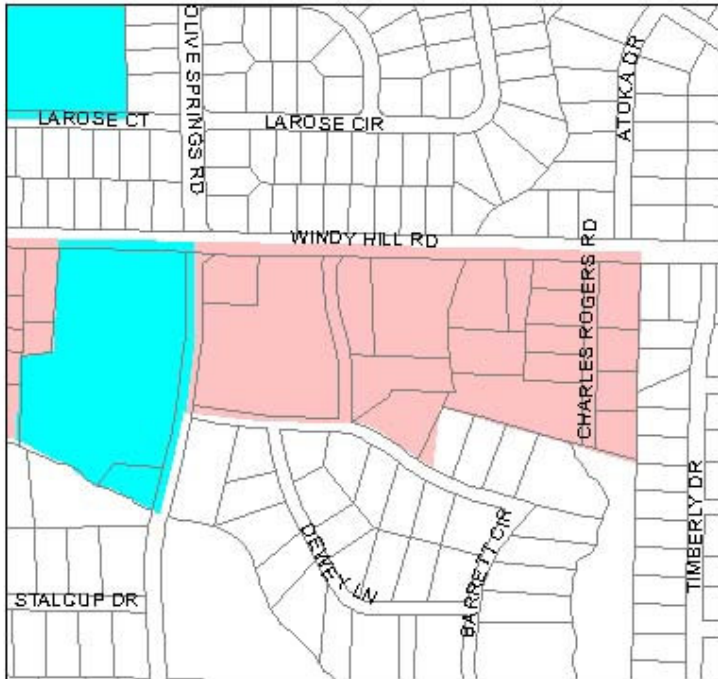
Existing and Changing Conditions:

Most of the property in question is already designated Low Density Residential. The northern most part of the property along Highway 92 is designated Neighborhood Activity Center. To the west of this area are neighborhood activity uses. To the east are single-family residential uses within Fulton County. The proposed LDR designation provides a consistent land use for the entire property as well as a transition from the NAC in Cobb County to the residential uses in Fulton County.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 2

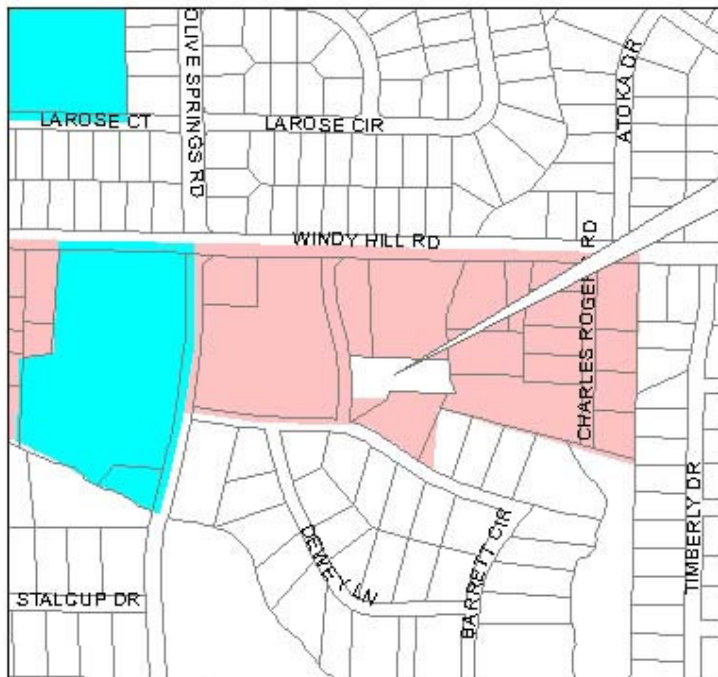
Z - 172 DEC 2003



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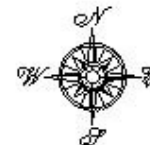
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Neighborhood Activity Center
to
Low Density Residential



0 0.1 0.2 Miles



See also: City of Dallas, Texas; County of Dallas, Texas; City of Garland, Texas

Amendment #**ZD – 2**

Commission District

4

Existing Land Use

NAC

Proposed Land Use

LDR

Rezoning Date

December 2003

Case Number

Z-172

Description:

Property in question is located on the east side of Bouldercrest Drive, south of Windy Hill Road. The rezoning from R-20, NS to R-20 was approved bringing the property into conformance with the current use. Applicant would like to add an addition to the front of the house.

Definition:

Low Density Residential (LDR) provides areas of housing between one and two and one-half (1-2.5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

The site is located between Windy Hill Road and Barrett Circle on Bouldercrest Drive. The property is located within a Neighbor Activity Center (NAC) node at the corner of Windy Hill Road and Olive Springs Drive. Although located in a NAC, residential uses continue to exist except for the Food Depot on the corner. The applicant requested the rezoning from R-20, NS to R-20 allowing an addition to the front of the single family residents to be constructed in conformity with the zoning law. The proposed LDR land use amendment is an appropriate land use category to be in conformity with the future land use map.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 3

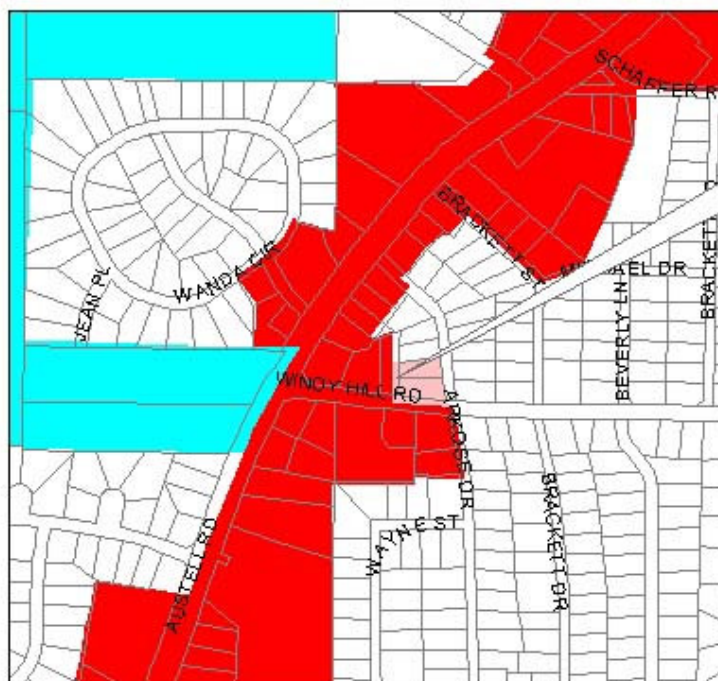
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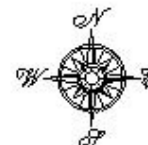
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Neighborhood Activity Center



0 0.125 0.25 Miles



See us at the County Clerk's Office, 1001 E. Main Street, Suite 100, Garland, TX 75042

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 3

4
LDR
NAC
December 2003
Z-184

Description:

Site located at the northwest intersection of Windy Hill Road and Arkose Drive, rezoned from R-20 to GC for the purpose of an automotive repair business.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

Existing and Changing Conditions:

The subject site is contiguous with the commercial development corridor along Austell Road. There is a mixture of uses along Austell Road which are included in the CAC, such as bonding companies, automotive sales and automotive repair services. This property, like much of the other surrounding property, is zoned for general commercial or future commercial. With the rezoning of the subject site, it is appropriate to include the site in the adjacent CAC which already serves an automotive related use.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 4 & ZD - 16

OT. BUS. #2 DEC 2003

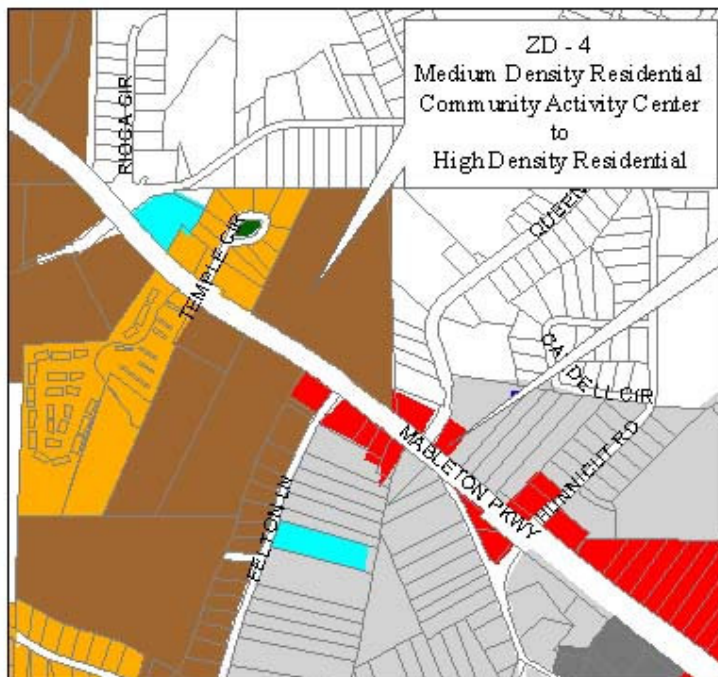
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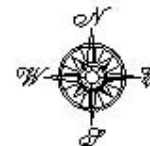
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

ZD - 16
Industrial Compatible
to
Community Activity Center



0 0.2 0.4 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 4

4
MDR, CAC
HDR
December 2003
Other Business Item #2

Description:

Site comprising 18.616 acres located on the northeast side of Mableton Parkway, west of Queen Mill, rezoned from NS to RM-12 for the purpose of a townhouse style condominium development.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

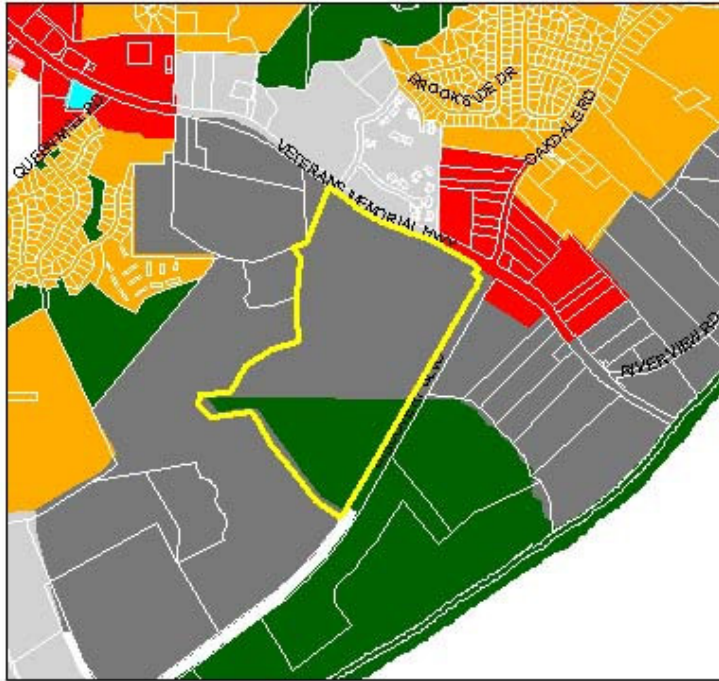
Existing and Changing Conditions:

The rezoning site is surrounded by established single-family detached residential housing on all sides. There is a mixture of low and medium density uses. The subject property is a result of a settlement of litigation regarding the Z-151 rezoning application of Centex Homes in December of 2002. The rezoning, from NS to RM-12 is appropriate for the HDR land use classification. The HDR use transitions for the remainder of the existing CAC at Queen Mill to the MDR neighborhood north of the subject site.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 5

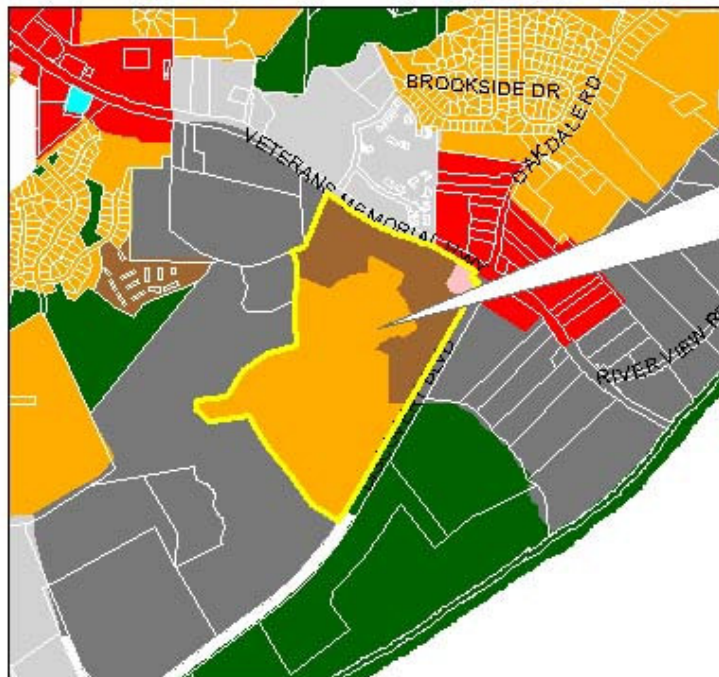
OT. BUS. #3 DEC 2003



CURRENT

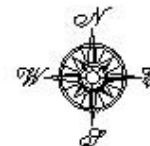
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Industrial
Park/Recreation/Conservation
to
Neighborhood Activity Center
High Density Residential
Medium Density Residential



0 0.3 0.6 Miles



Revised: City of Dallas, Texas, 2004. City of Dallas, Texas, 2004. City of Dallas, Texas, 2004.

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 5

4
IND and PRC
MDR, HDR and NAC
December 2003
Other Business Item #3

Description:

Site comprising 92.09 acres located at the southwest intersection of Veterans Memorial Highway and Discovery Blvd., rezoned from HI and GC to UVC and RM-8 for a mixed use development of commercial, townhouses and single-family uses.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Provide transitions in scale and/or land use between high and low intensity land uses.
6. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
7. Plan for growth to occur in an orderly fashion throughout the county.
8. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
9. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.
4. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

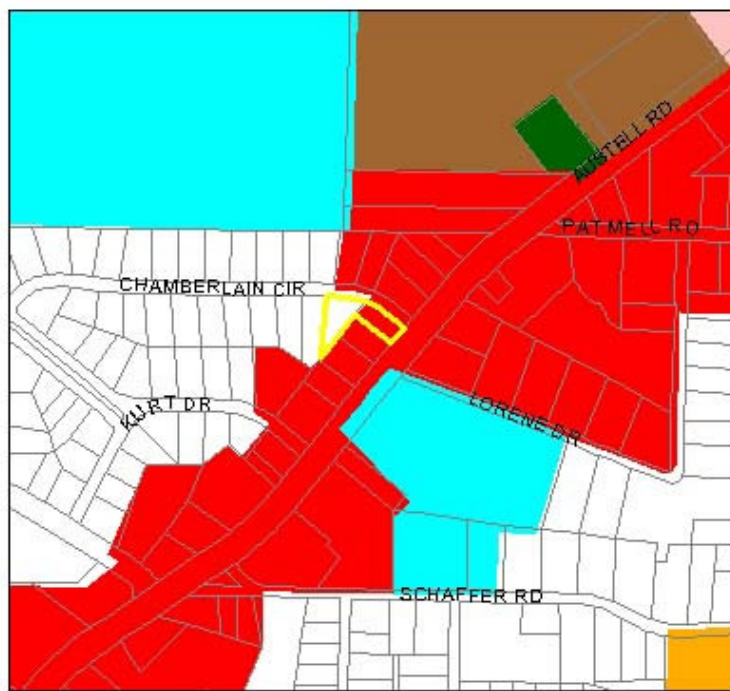
Existing and Changing Conditions:

This zoning case is the result of a settlement of litigation for John Wieland Homes and Neighborhoods, Inc. regarding a zoning application for Land Sellutions, Inc. (Z-19) on March 19, 2002. The single-family detached uses on the approved site plan are appropriate uses for the MDR category. The townhouse portion of the development falls in the HDR designation. The small commercial outparcel is appropriate for a neighborhood activity center. The establishment of the NAC will transition from the existing CAC located at the northeasterly intersection of Discovery Blvd. and Veterans Memorial Hwy.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 6

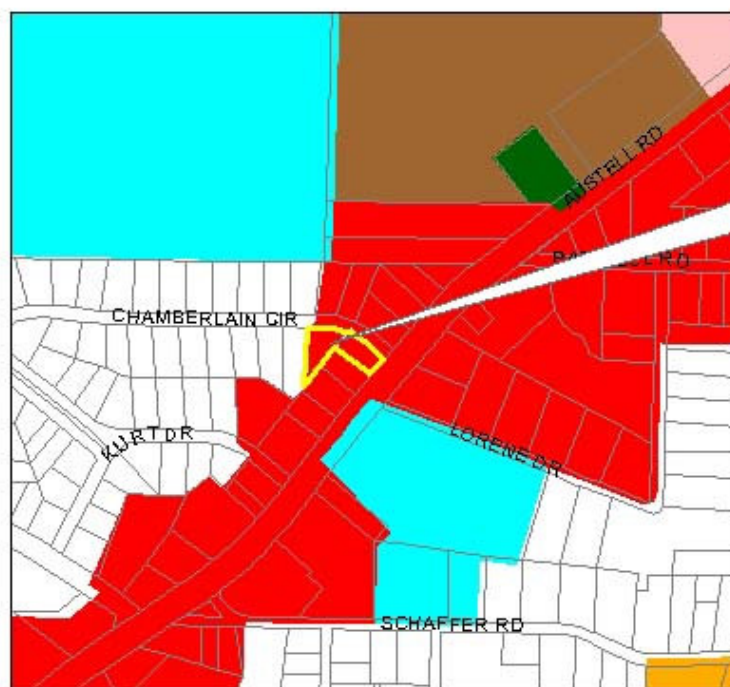
Z - 11 FEB 2004



CURRENT

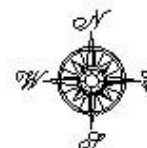
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Community Activity Center



0 0.1 0.2 Miles



This map is the property of the City of Dallas, Texas. It is not to be used for any other purpose without the written consent of the City of Dallas, Texas.

Amendment #

ZD – 6

Commission District

4

Existing Land Use

LDR

Proposed Land Use

CAC

Rezoning Date

February 2004

Case Number

Z-11

Description:

Property located at the southwest intersection of Austell Road and Chamberlain Circle. Site is .8059 acres and was rezoned from GC/R-20 to CRC for a Veterinary Hospital and Animal Grooming business.

Definition:

Community Activity Center (CAC) provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical uses include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
3. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

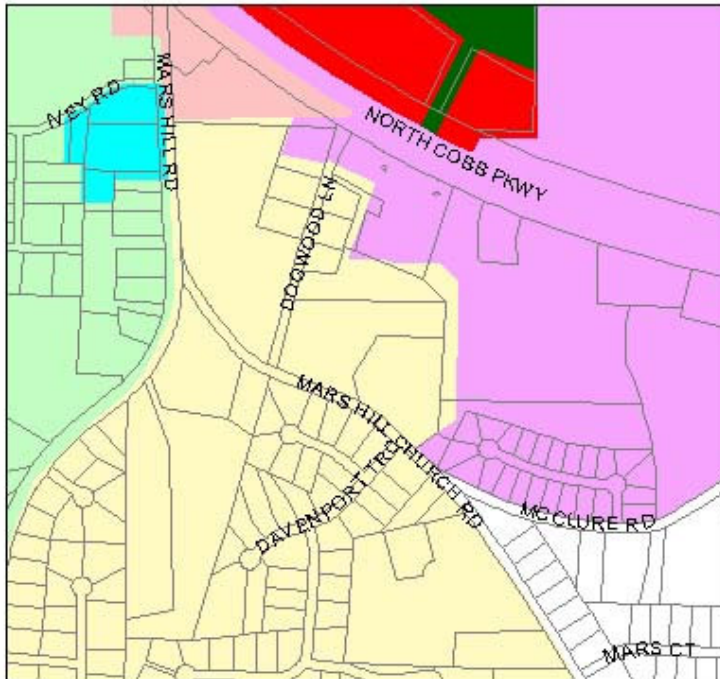
1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

Existing and Changing Conditions:

A portion of this site is already designated CAC. Proposing a change in the future land use to CAC would complete the entire property and conform to the approved rezoning. Currently, the site is surrounded on the north, south and east side by CAC that stretches north and south along Austell Road. To the east low density single-family homes are present. However, considering the proximity to Cobb County Facilities in the CAC along Austell Road, this area could be considered as a possible redevelopment area.

COMPREHENSIVE PLAN AMENDMENTS 2004

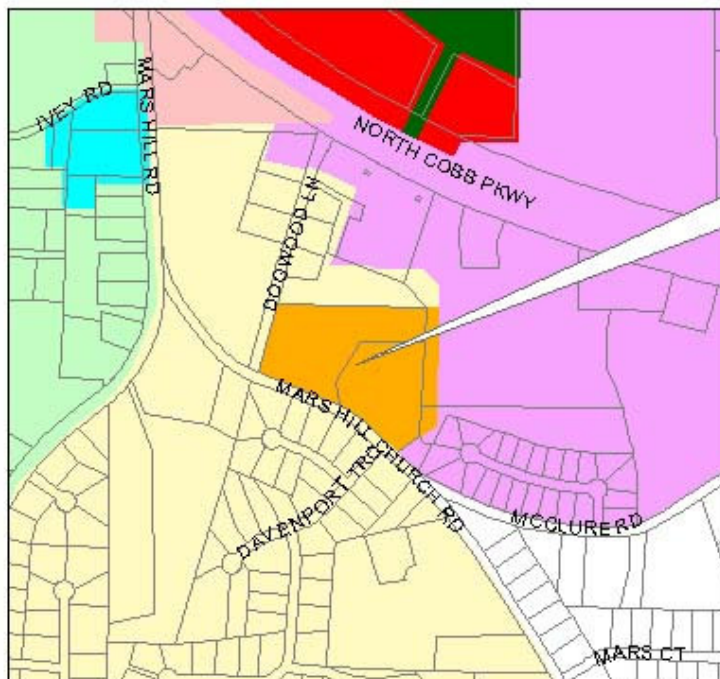
ZD - 7
Z - 12 FEB 2004



CURRENT

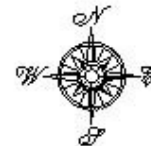
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Very Low Density Residential
to
Medium Density Residential



0 0.15 0.3 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 7

1
VLDR
MDR
February 2004
Z-12

Description:

The 9.45 acre property is situated at the northeast intersection of Mars Hill Church Road and Dogwood Lane. The tract was rezoned from R-30 to SC for the development of a traditional, suburban condominium community.

Definition:

Medium Density Residential (MDR) provides for areas of housing with densities between two and one-half and five (2.5-5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
6. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.
2. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

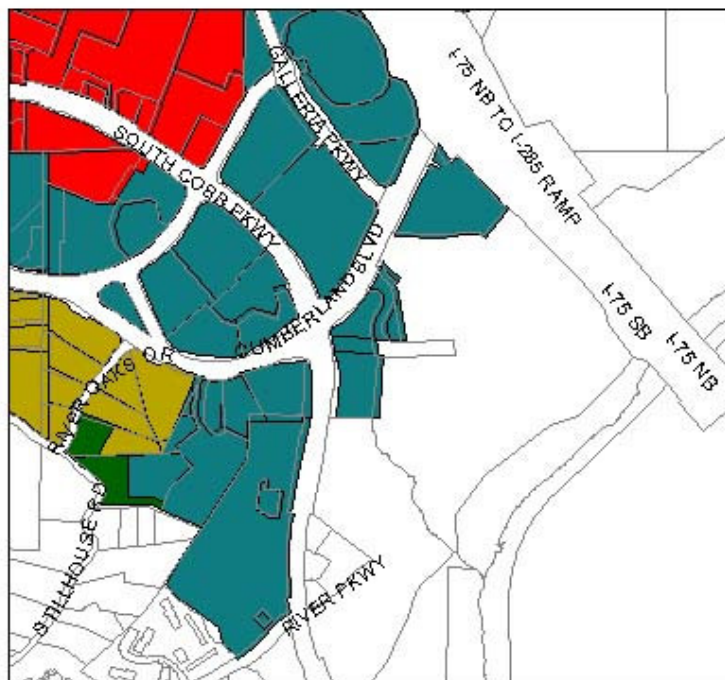
Existing and Changing Conditions:

This site is currently located within a VLDR future land use designation. It is also adjacent to the commercial use along Highway 41 within the City of Acworth. The VLDR extends south along Mars Hill Church Road and Mars Hill Road. The proposed MDR will provide a logical step down from the commercial use with the City of Acworth to the VLDR uses south of subject property.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 8

Z - 20 FEB 2004



CURRENT

FUTURE LAND USE

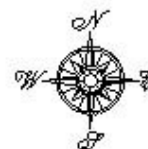
RAC Sub-Categories

- low density residential
- medium density residential
- high density residential
- office
- retail services
- office service/retail
- industrial
- transportation/communication/Utilities
- public institutional
- park /recreation/conservation
- transition zone



PROPOSED

Regional Activity Center:
office
to
retail service



0 0.2 0.4 Miles



See also: Cobb County GIS, Cobb County Comprehensive Zoning Ordinance

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 8

2
RAC (off sub area)
RAC (rs sub area)
February 2004
Z-20

Description:

Site comprising 5.31 acres located at the southeast intersection of US Highway 41 and Cumberland Blvd. and on the west side of Post Woods Drive (private), rezoned from OMR to NRC for the purpose of a small retail center.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

Retail stores and service operations are considered the most appropriate use in the Retail/Service (RS) land use category. However, mixed-use developments that include office may also be appropriate. Residential development is inappropriate in the Retail/Service designation.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
6. Plan for growth to occur in an orderly fashion throughout the county.

Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

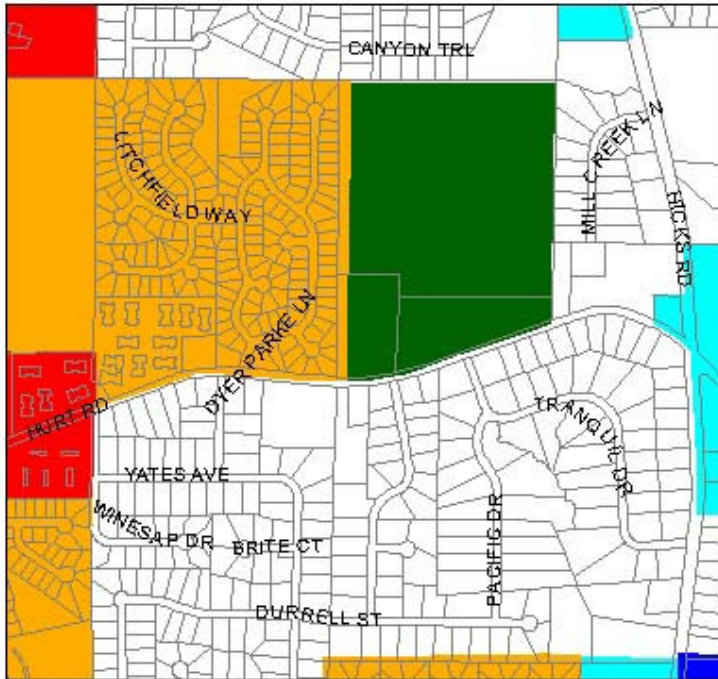
The subject property is surrounded by a variety of uses and zoning designations in the existing regional activity center. The property is bordered by multi-family residential uses on the eastern half, and with commercial and office uses on the western side. The commercial and office land uses transition to the high density residential

uses located east of Cobb Parkway and Cumberland Blvd. The subject site provides retail uses for surrounding residents and business employees. The site plan is designed to provide a greenspace buffer for nearby residents. The retail service designation is appropriate for the approved use.

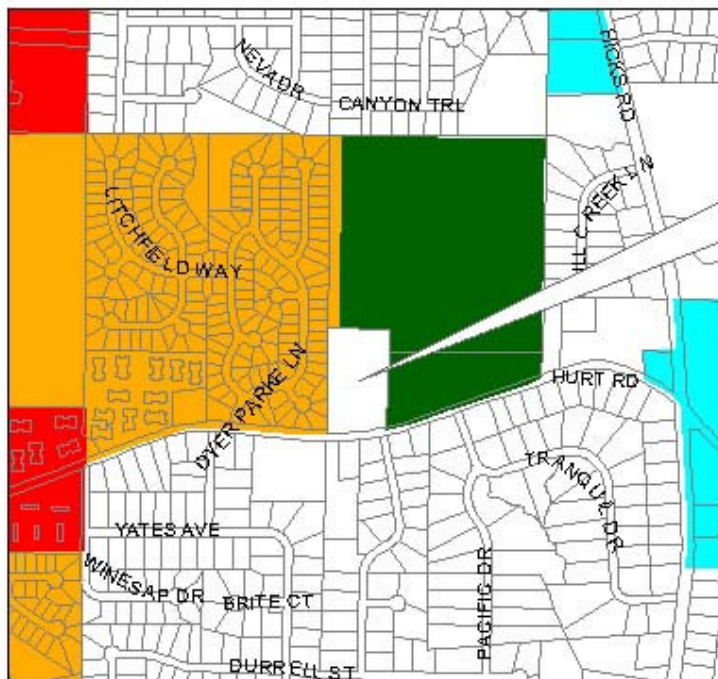
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 9

Z - 28 FEB 2004



CURRENT

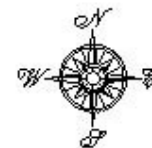


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Medium Density Residential
Park/Recreation/Conservation
to
Low Density Residential



0 0.15 0.3 Miles



Revised: City of Dallas, Texas, 2004. All rights reserved.

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 9

4
MDR/PRC
LDR
February 2004
Z-28

Description:

Site is located on Hurt Road between Parke Walk subdivision and Hurt Road Park. The site is made up of 4.96 acres and was rezoned from R-20 to RA-5 for the development of a single-family detached subdivision.

Definition:

Low Density Residential (LDR) provides for areas of housing between one and two and one-half (1-2.5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

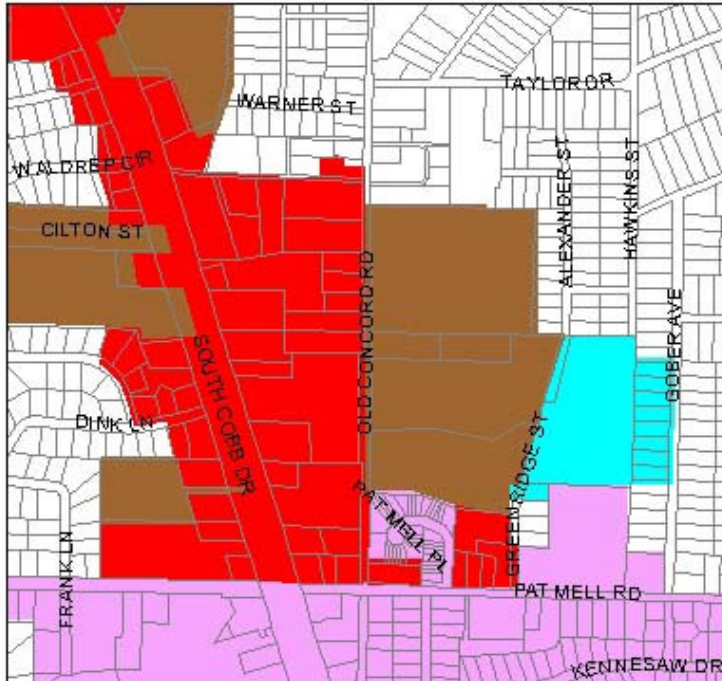
This site is located on the north side of Hurt Road, west of Hicks Road. Hurt Road Park is adjacent to the east and Parke Walk subdivision is located west. South of the subject property are low density residential homes. The BOC approved the rezoning from R-20 to RA-5 for the purpose of a single-family detached subdivision. R-20 zoning surrounds the site excluding the west side where PRD is present. To accurately indicate the approved rezoning application, a change to LDR in the future land use is proposed only on the property that was approved the rezoning. This will extend the LDR north across Hurt Road.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 10 & ZD - 15

Z - 29 FEB 2004

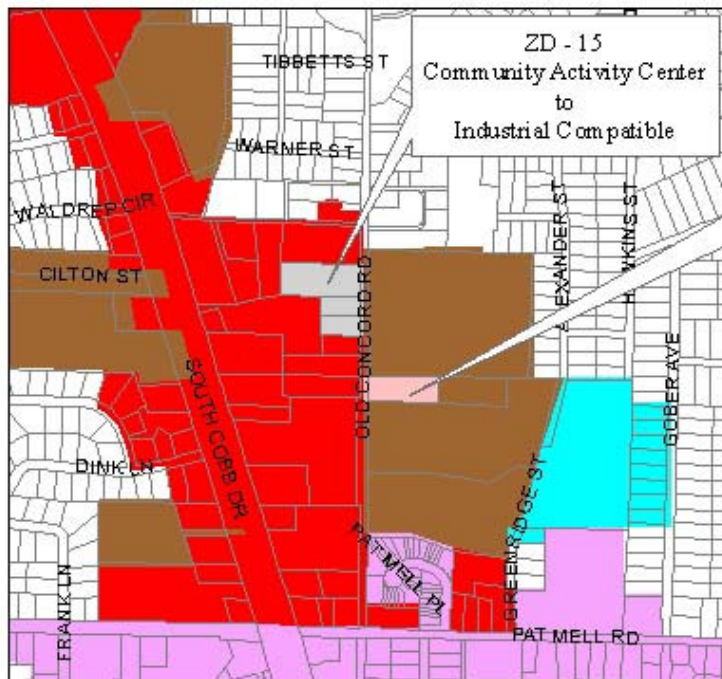
Z - 41 APR 2004



CURRENT

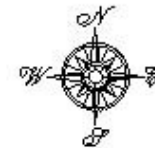
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

ZD - 10
High Density Residential
to
Neighborhood Activity Center



0 0.15 0.3 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 10

4
HDR
NAC
February 2004
Z-29

Description:

Site located on the east side of Old Concord Road, north of Pat Mell Road, rezoned from R-20 to LRO for the purpose of a professional office.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

Existing and Changing Conditions:

The rezoning site is located along Old Concord, which often serves as a “cut-through” route from Atlanta Road to South Cobb Drive. A community activity center is located across the street and contiguous to South Cobb Drive. Intense uses such as the ‘Last Chance Thrift Plaza’ and ‘A-1 Storage’ are located in the CAC. Portions of the CAC remain undeveloped, such as the single-family housing directly east of the subject site. On both the north and south sides of the subject are RM-12 zonings, being Charter Square Apartments and Chastain Village Townhomes (apts.). The proposed NAC is a transitional use from the more intensive CAC moving to the residential development on the east side of Old Concord Road. The LRO use will be less intensive for the surrounding neighborhood.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 11, ZD - 18
ZD - 34

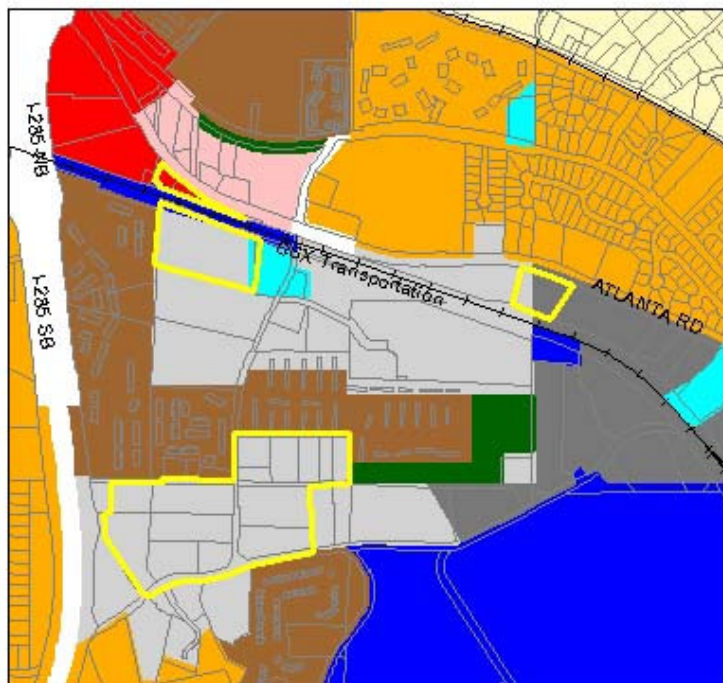
ZD11: Z-27 MAR 2004

ZD18: Z-55 APR 2004

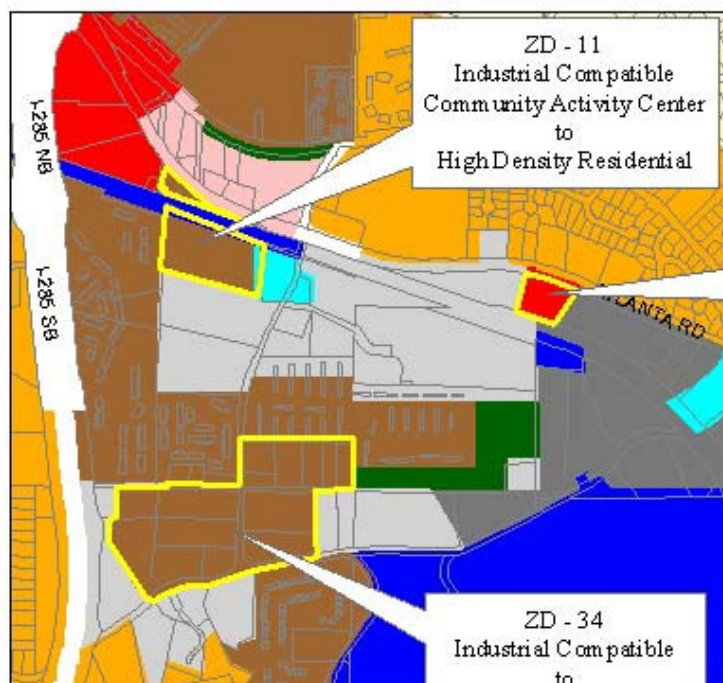
ZD34: Z-110 SEP 2004

FUTURE LAND USE

- | | |
|---|--|
|  | Rural Residential |
|  | Very Low Density Residential |
|  | Low Density Residential |
|  | Medium Density Residential |
|  | High Density Residential |
|  | Neighborhood Activity Center |
|  | Community Activity Center |
|  | Regional Activity Center |
|  | Industrial Compatible |
|  | Industrial |
|  | Transportation/Communication/Utilities |
|  | Public Institutional |
|  | Park/Recreation/Conservation |
|  | City Limit |

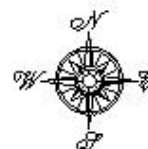


CURRENT

**PROPOSED**

ZD - 11
Industrial Compatible
Community Activity Center
to
High Density Residential

ZD - 18
Industrial
Industrial Compatible
to
Community Activity Center



0 0.2 0.4 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 11

2
IC and CAC
HDR
March 2004
Z-27

Description:

Site comprising 7.697 acres located on the north side of Atlanta Road, west of North Church Lane, rezoned from R-20 and GC to RM-8 for the purpose of a townhouse style community.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

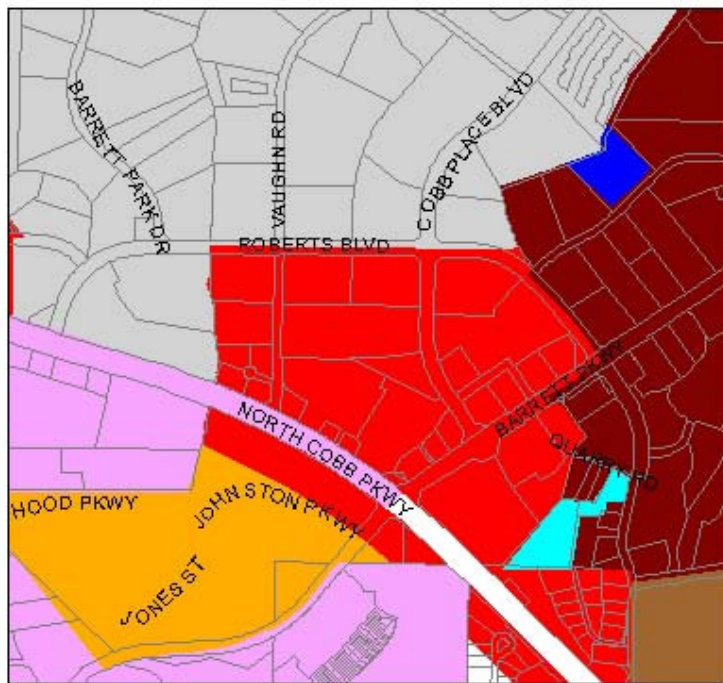
Existing and Changing Conditions:

The subject site is surrounded by a variety of zoning designations and land uses. The general area was formerly an industrial region of the county, but has transitioned into a mixture of residential, office and commercial uses. The Kroger retail plaza is located north of the site. Longleaf in Vinings townhouse community is west of the property in the medium density residential land use category. A cemetery and office use borders the remaining sides of the property. The change to HDR reflects the evolving residential character of the area and provides for housing needs in this portion of the county.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 12

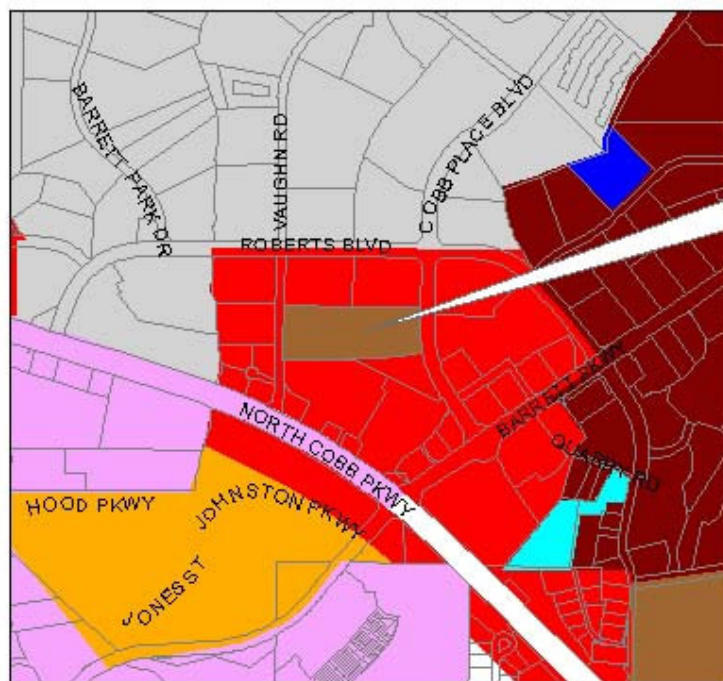
Z - 31 MAR 2004



CURRENT

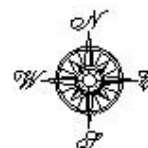
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Community Activity Center
to
High Density Residential



0 0.2 0.4 Miles



Revised: Cobb County, Georgia 2004, Cobb County Community Development

Amendment #**ZD - 12**

Commission District

1

Existing Land Use

CAC

Proposed Land Use

HDR

Rezoning Date

March 2004

Case Number

Z-31

Description:

The site is 11.45 acres located on the east side of Vaughn Road, on the west side Cobb Place Boulevard, and North Cobb Parkway. The property was rezoned from OI to RM-8 for the purpose of Townhouse Condominiums.

Definition:

High Density Residential (HDR) provides areas of housing between five and twelve (5-12) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Encourage housing construction in locations that are accessible to services and employment.
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Encourage housing construction in locations where necessary public facilities can be economically provided.
4. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

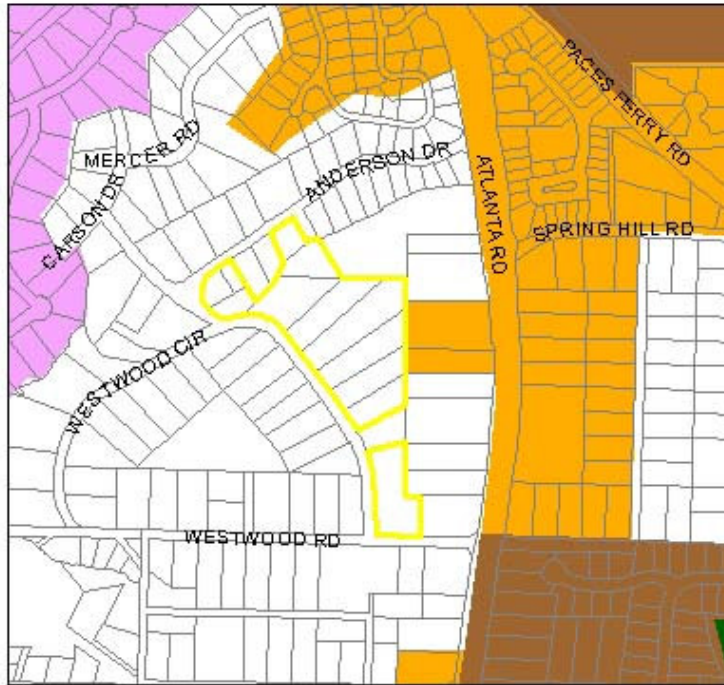
Existing and Changing Conditions:

This site is located within the Community Activity Center (CAC) just west of the Town Center Regional Activity Center (RAC). Despite being surrounded by CAC, this property is best suited under the HDR classification because of its proximity to offices and retail shopping, which provides a great opportunity for a live, work, and play community.

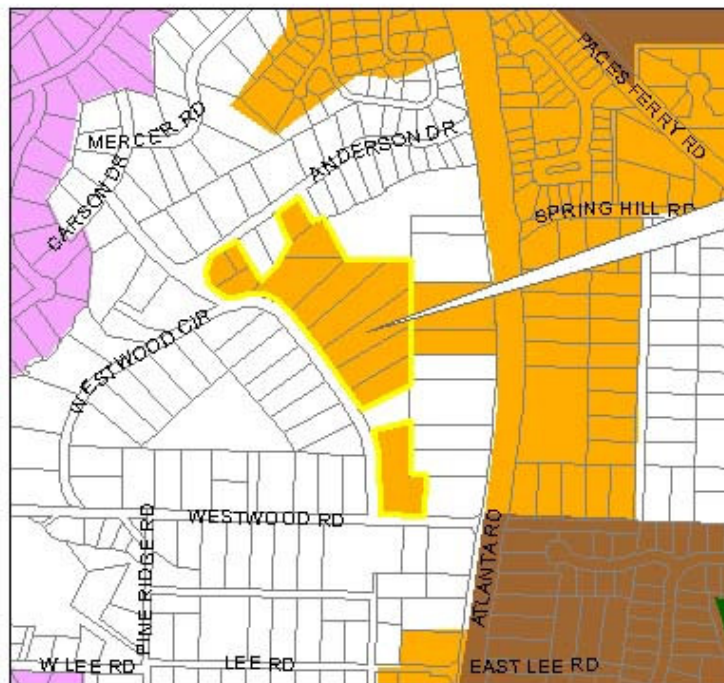
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 13

Z - 34 MAR 2004



CURRENT

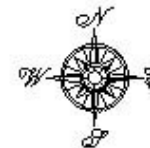


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Low Density Residential
to
Medium Density Residential



0 0.1 0.2 Miles



This map is a courtesy of Cobb County, Georgia, and is not to be used for any other purpose without the written consent of Cobb County, Georgia.

Amendment #**ZD-13**

Commission District

2

Existing Land Use

LDR

Proposed Land Use

MDR

Rezoning Date

March 2004

Case Number

Z-34

Description:

Site comprising 11.45 acres, located on the west side of Atlanta Road, and at the northeast intersection of Westwood Road and Westwood Circle, rezoned from R-20 and RA-5 to RA-5 for the purpose of a single-family detached residential subdivision.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. Encourage housing construction in locations where necessary public facilities can be economically provided.

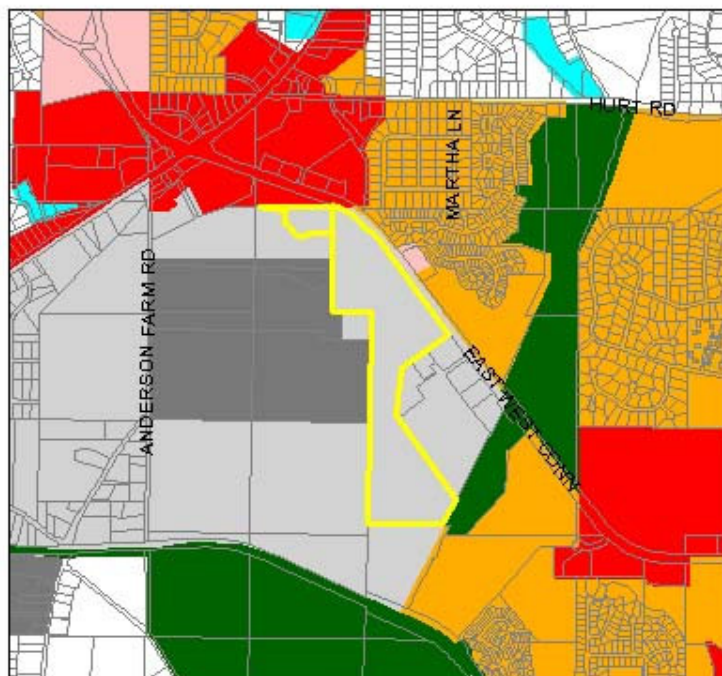
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, and maintain the current tax base balance and sustain a desired mix of residential uses.

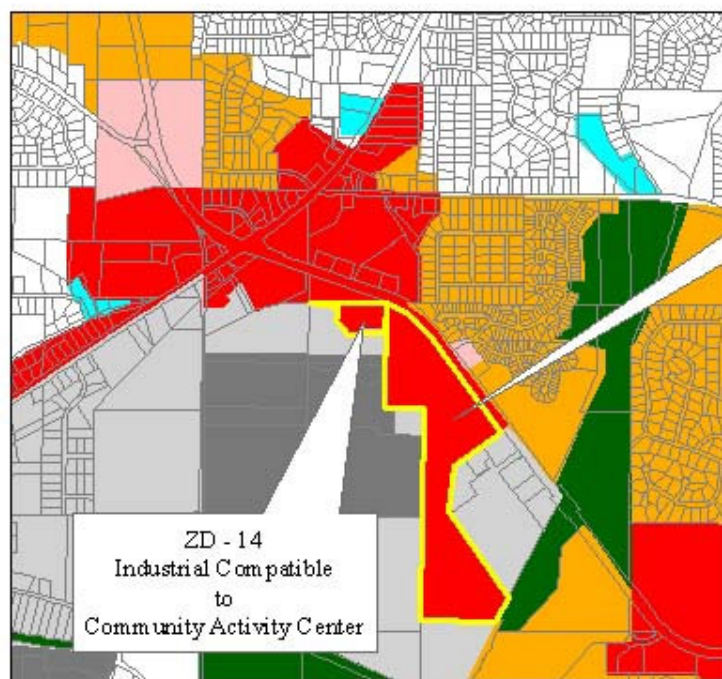
Existing and Changing Conditions:

The subject property on the west side of Atlanta Road is totally encompassed by existing single-family housing zoned R-20. Located directly east across Atlanta Road is Habit Properties' rezoning from R-20 to RA-5 (Z-120 Oct. 2004) for single-family detached housing. The housing character of the area is detached single-family, with a pattern of assemblages and increasing densities. The overall density of the approved site plan is 4.45 units per acre. The density will possibly decrease at plan review following stormwater review, but will likely remain in the MDR range as proposed.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT



PROPOSED

ZD - 14 & ZD - 24

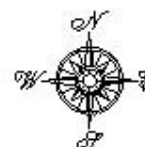
ZD14: Z - 38 APR 2004

ZD24: Z - 74 JUN 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

ZD - 24
Industrial Compatible
to
Community Activity Center



0 0.35 0.7 Miles



See also City of Dallas, County of Dallas, and State of Texas

Amendment #**ZD – 14**

Commission District

4

Existing Land Use

IC

Proposed Land Use

CAC

Rezoning Date

March 2004

Case Number

Z-38

Description:

This site is located on the south side East-West Connector just east of Powder Springs Road. The site comprises of 4.3 acres and was rezoned from HI to GC to develop a mixture of retail, restaurant, and office space.

Definition:

Community Activity Center (CAC) provides areas that can meet the immediate needs of several neighborhoods or communities. Typical uses include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

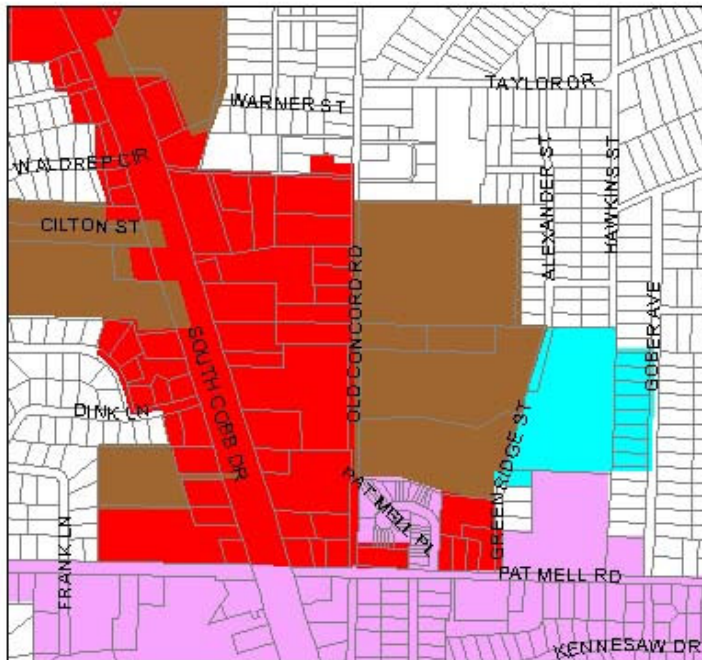
1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

Existing and Changing Conditions:

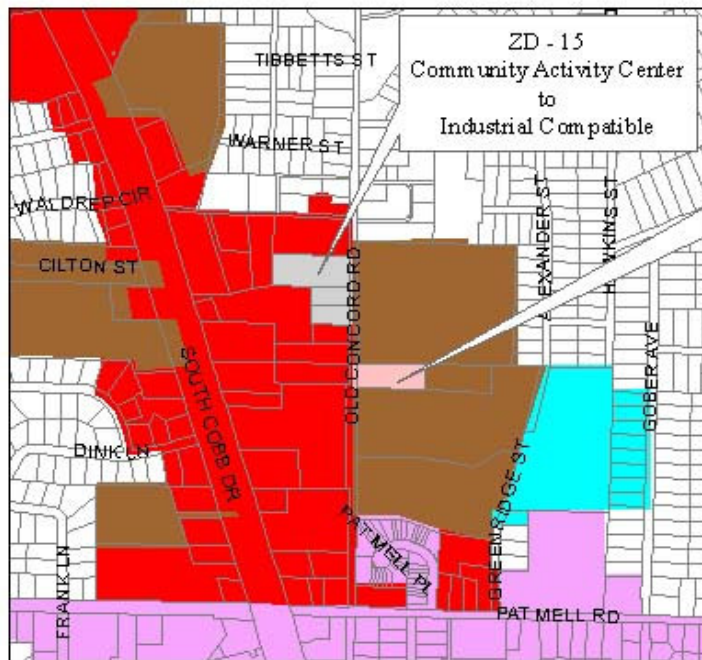
The development consisting of 4.3 acres was rezoned to develop new commercial properties in conjunction with existing commercial properties. These buildings will be a mixture of retail, restaurants, and professional offices. The retail component will be comprised of service-oriented businesses, automotive service, and general retail. The buildings will be one-story, with brick and stucco facades.

The immediate region of the county has seen substantial commercial growth over the past few years. Although the general area has been designated HI and IC on the future land use map, commercial development has flourished along the East-West Connector from Powder Springs Road to Austell Road. For the future land use map to remain in conformity, the proposed land use change will be from HI to CAC. Although the CAC may be intense, it will act as a buffer to the Gas Tank Farm in the area.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT



PROPOSED

ZD - 10 & ZD - 15

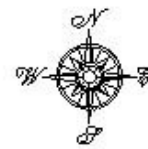
Z - 29 FEB 2004

Z - 41 APR 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

ZD - 10
High Density Residential
to
Neighborhood Activity Center



0 0.15 0.3 Miles



Amendment #**ZD – 15**

Commission District

4

Existing Land Use

CAC

Proposed Land Use

IC

Rezoning Date

April 2004

Case Number

Z-41

Description:

This site is located on the west side of Old Concord Road, north of Pat Mell Road. The site is made up of 2.245 acres and was rezoned in April from LI/CF to LI to build an addition onto the existing industrial building.

Definition:

Industrial Compatible (IC) provides for areas that can support light industrial, office/warehouse, and distribution uses. Typical uses include professional business parks and distribution centers.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
3. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
4. Regional serving employment areas consisting of light industrial, office/warehouse, distribution and support commercial services uses shall be encouraged to locate in Industrial Compatible areas.
5. Industrial Compatible areas can serve as a transitional category between more intensive uses and less intensive uses.

Applicable Assessments from the Comprehensive Plan:

1. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for “step down” zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

All 2.2 acres of subject property has a future land use designation of CAC. The CAC extends north, west, and south of property. The High Density Residential category is present across Old Concord Road. Adjacent to the property is storage warehouse that is within the CAC. Changing the land use designation of the subject site from CAC to IC would be in conformity with the approved LI zoning.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 4 & ZD - 16

OT. BUS. #2 DEC 2003

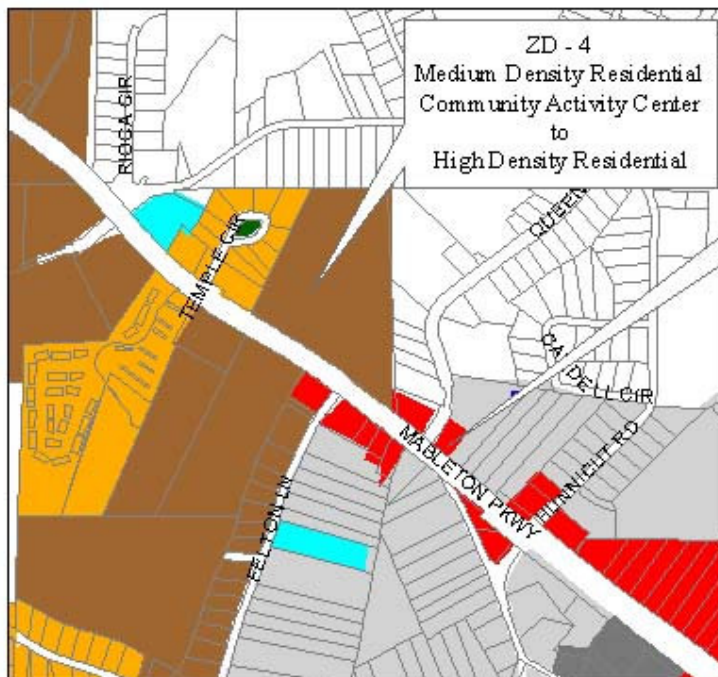
Z - 44 APR 2004



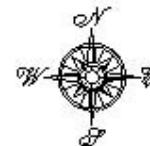
CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED



0 0.2 0.4 Miles



Amendment #**ZD – 16**

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

4
IC
CAC
April 2004
Z-44

Description:

Site comprising 0.88 acres located at the northeast intersection of Mableton Parkway and Queen Mill Road, rezoned from LI to CRC for the purpose of a convenience store with self-service fuel sales and a dry cleaner.

Definition:

The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

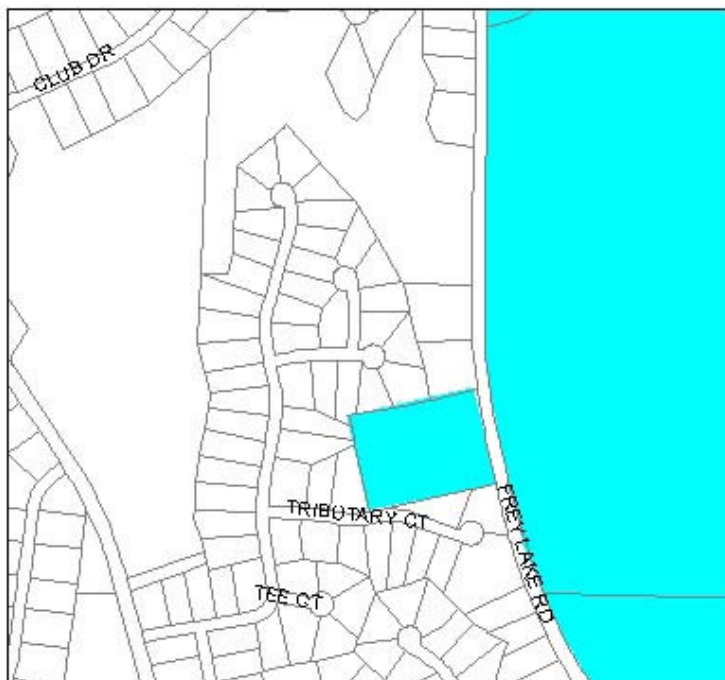
Existing and Changing Conditions:

The subject property is located in an industrial region in south Cobb as currently designated on the future land use map. Although slated for industrial compatible, much of the property is existing single-family detached development. The existing CAC extends south along Mableton Parkway and terminates at Queen Mill Road. The CAC then picks up again at Queensferry Drive and Hunnicut Road. Adding the subject property extends the existing CAC across Queen Mill Road. The area transitions to low density residential north of this site.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 17

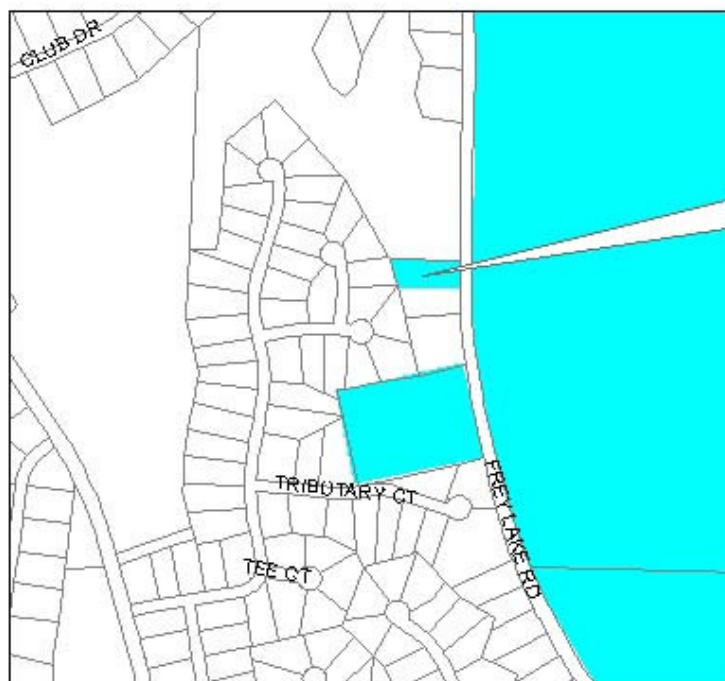
Z - 53 APR 2004



CURRENT

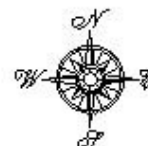
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Public Institutional



0 0.1 0.2 Miles



Source: City of Dallas, Texas; Dallas County, Texas; City of Dallas, Texas

Amendment #**ZD - 17**

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

1
LDR
PI
April 2004
Z-53

Description:

Site located just west of Kennesaw State University on Frey Lake Road. The 0.6881 acre tract was rezoned from R-20 to LRO for the purpose of an office for Kennesaw State University.

Definition:

Public/Institutional (PI) provides areas for state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, & churches.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.

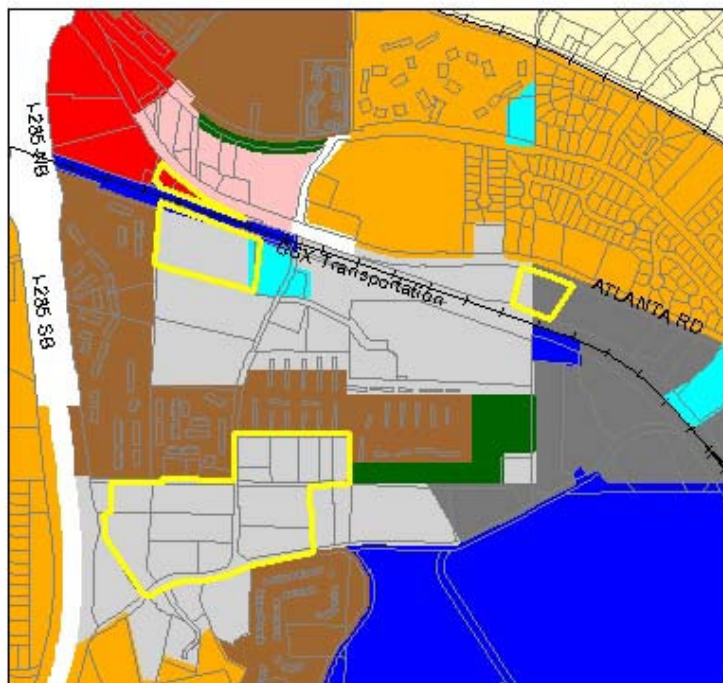
Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance.
2. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

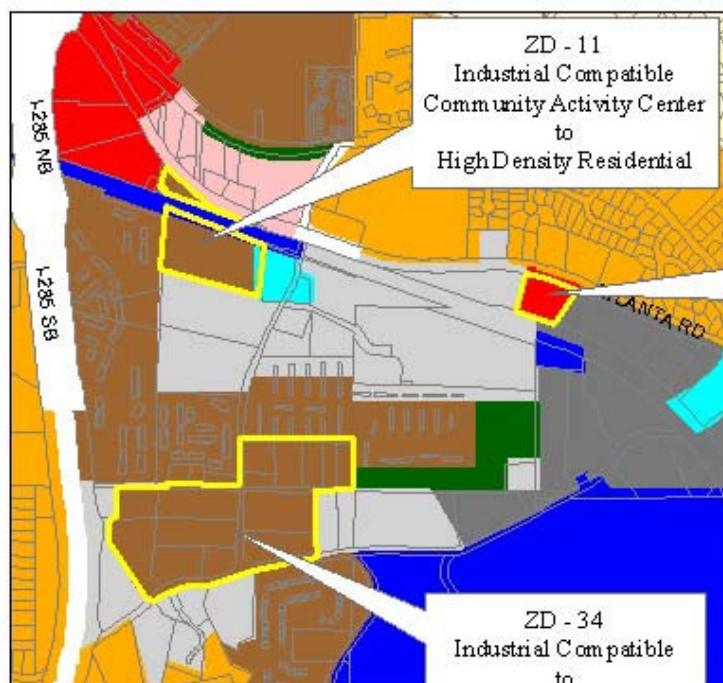
Existing and Changing Conditions:

The subject property is located on the west side of Frey Lake Road, just west of a parking deck that providing parking for Kennesaw State University (KSU). The amendment is proposed to remove the subject site from the LDR designation and provide a more appropriate PI classification considering the use of the property. Other properties along the road have been converted to KSU offices and continue to give the appearance of a residential neighborhood. These LRO zones also act as transition zones between the school to the east and the actual residential neighborhoods to the west.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT



PROPOSED

ZD - 11, ZD - 18 ZD - 34

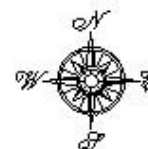
ZD11: Z-27 MAR 2004

ZD18: Z-55 APR 2004

ZD34: Z-110 SEP 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



0 0.2 0.4 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 18

2
I and IC
CAC
April 2004
Z-55

Description:

Site comprising 1.86 acres located on the south side of Atlanta Road, east of North Church Lane, rezoned from GC to OI for the purpose of an addition to the existing office building.

Definition:

The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Provide transitions in scale and/or land use between high and low intensity land uses.
3. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

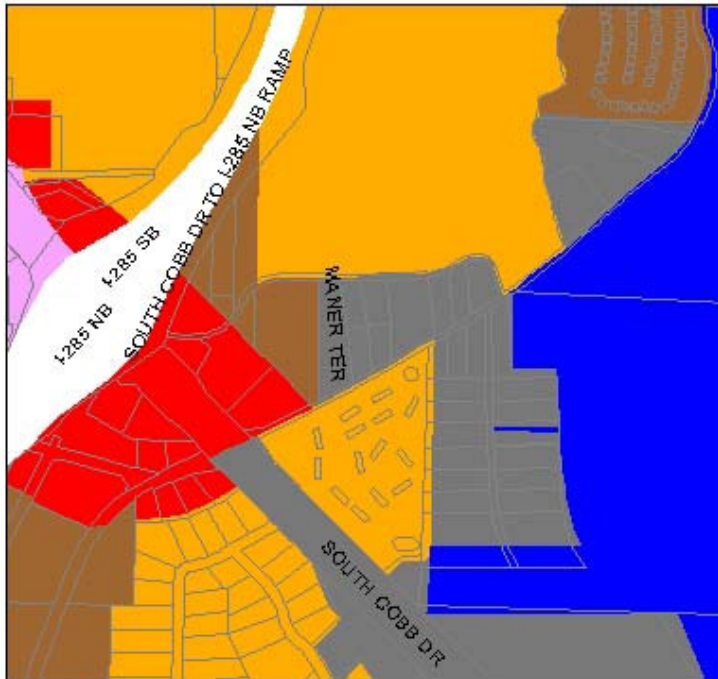
Existing and Changing Conditions:

Sandwiched between Atlanta Road to the north and the CSX Rail line to the south, the subject site is located towards the southern and eastern segment of a mixture of transitioning land uses. Northwest of the site, the historically industrial area is transitioning into a mixture of residential and commercial uses. Immediately north and west are several businesses including Glassworks, Crowne and Downy and American Wholesale. Other more intense office uses are located south and east. The site provides an opportunity to transition to the more intense uses and the establishment of a commercial node to serve area needs and demands. This is reflected in the change and creation of the CAC and in the zoning decision.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 19

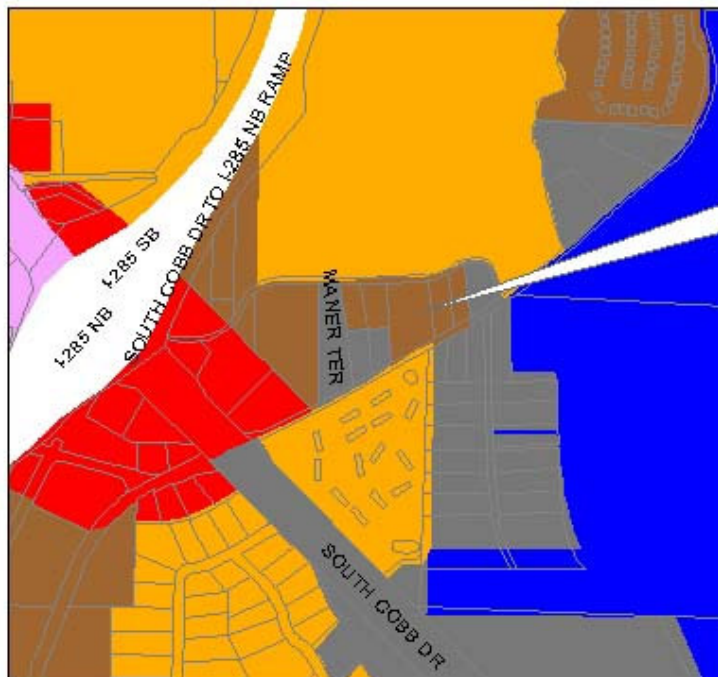
Z - 62 MAY 2004



CURRENT

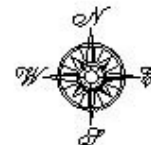
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Industrial
to
High Density Residential



0 0.1 0.2 Miles



See also: Cobb County's 2004, Cobb County's Comprehensive Development Plan

Amendment #

ZD – 19

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

2
I
HDR
May 2004
Z-62

Description:

Site comprising 3.6 acres located on the north side of Maner Road, northeast of South Cobb Drive, and on the south side of Woodland Drive, rezoned from R-20 to RM-8 for the purpose of a townhouse style condominium community.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

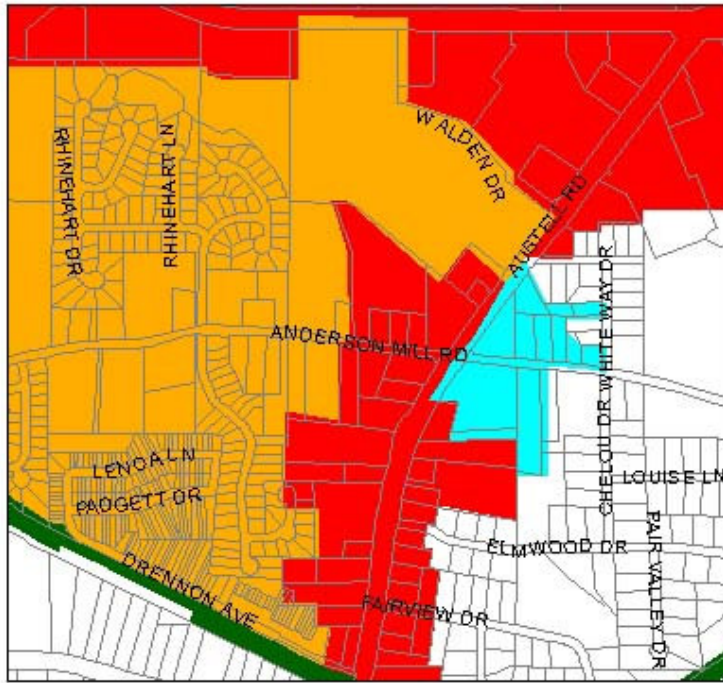
Existing and Changing Conditions:

The subject site is located along Manor Road in a transition portion of the county. This area has transitioned from industrial to residential, based on recent zoning decisions. The current site is designated as industrial, but it is surrounded by residential uses. Carriage Hill and Wellington Point are designated in the high and medium density residential use categories to the north and west. Town Maner, a townhouse community located to the south, is categorized as medium density residential. There are single-family detached homes located south as well as undeveloped industrial properties. Changing the land use to HDR is an appropriate transitional use from the community activity center along South Cobb Drive to the medium and lower density residential uses in the area.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 20

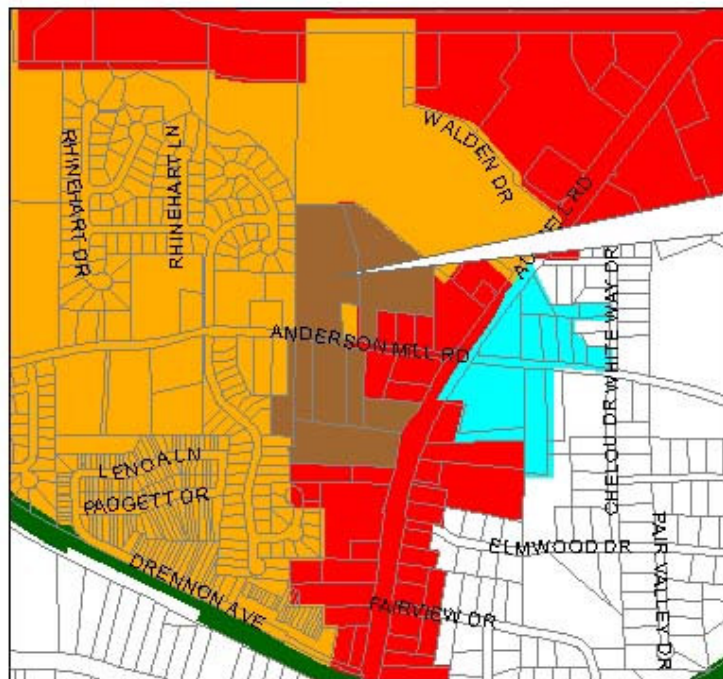
Z - 64 APR 2004



CURRENT

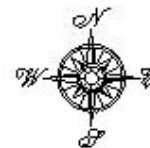
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
Community Activity Center
to
High Density Residential



0 0.125 0.25 Miles



See also City of Dallas, County of Dallas, City of Irving

Amendment #**ZD – 20**

Commission District

4

Existing Land Use

MDR/CAC

Proposed Land Use

HDR

Rezoning Date

May 2004

Case Number

Z-64

Description:

Site comprising 17.575 acres, located on the north and south side of Anderson Mill Rd. just west of Austell Road, rezoned from NS, NRC, & R-20 to RM-8 to develop townhouse-style condominiums.

Definition:

High Density Residential (HDR) provides areas of housing between five and twelve (5-12) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.

Applicable Assessments from the Comprehensive Plan:

1. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

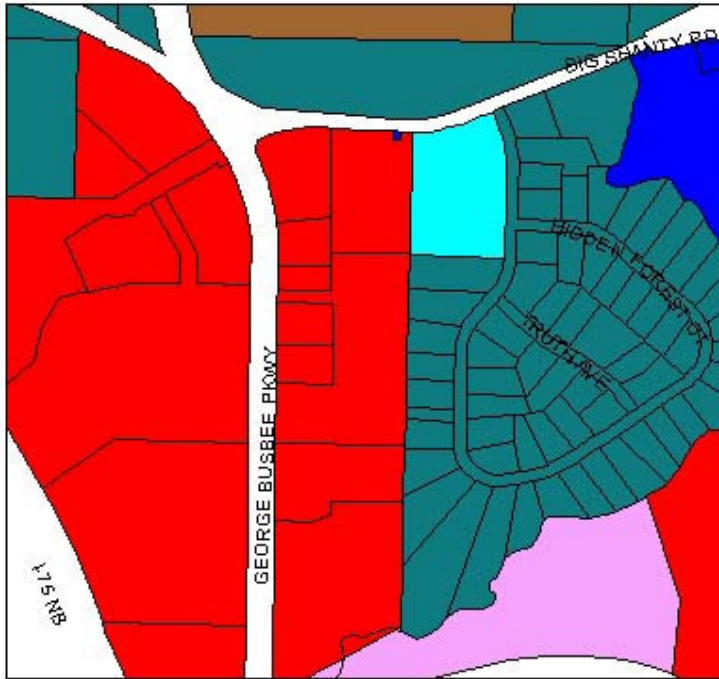
Existing and Changing Conditions:

This site is comprised of two different future land uses, being MDR and CAC. The MDR portion of the property is on the western edge and extends further west. The CAC portion of the property extends north and south along Austell Road and extends east across Austell Road. The proposed HDR use for this site provides a step-down from the more intense CAC to less intense MDR. Densities within the proposed development are very similar to the developments west of the site.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 21

Z - 48 JUN 2004

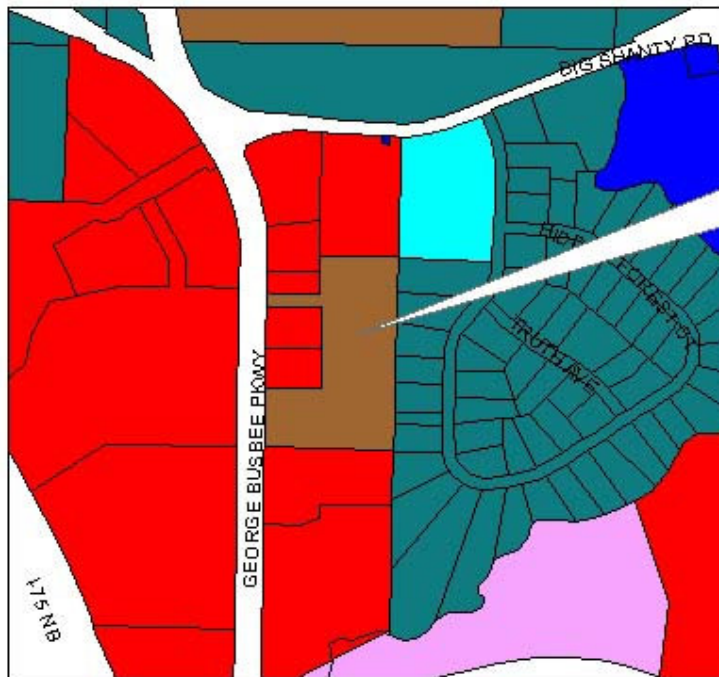


CURRENT

FUTURE LAND USE

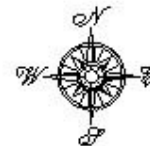
RAC Sub-Categories

- low density residential
- medium density residential
- high density residential
- office
- retail services
- office service/retail
- industrial
- transportation/communication/utilities
- public institutional
- park/recreation/conservation
- transition zone



PROPOSED

Regional Activity Center:
retail service
to
high density residential



0 0.125 0.25 Miles



See also: City of Dallas, Texas; County of Dallas, Texas; State of Texas

Amendment #**ZD - 21**

Commission District

3

Existing Land Use

RAC/rs

Proposed Land Use

RAC/hdr

Rezoning Date

April 2004

Case Number

Z-48

Description:

Site is located on the east side of George Busbee Parkway, south of Big Shanty Road. The 6.4 acres of property was rezoned from CRC to RM-12 to develop townhouse-style condominiums.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

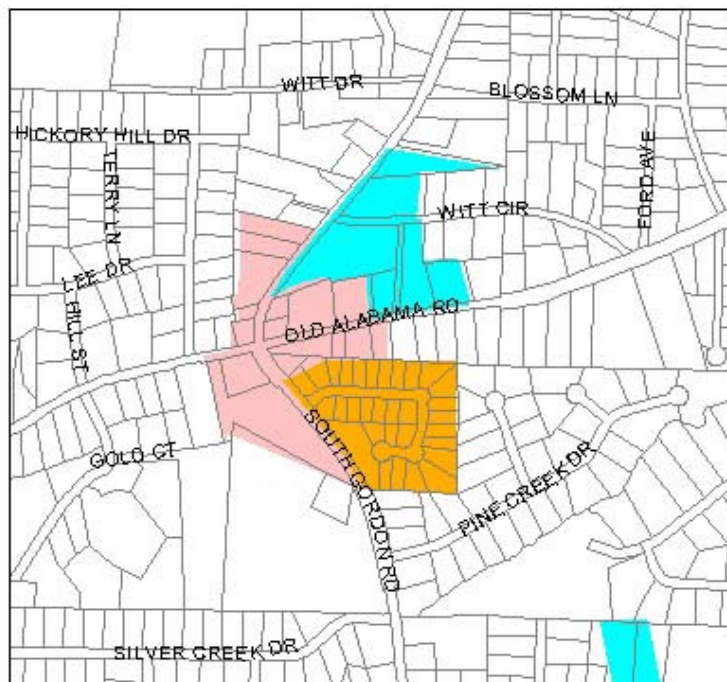
Existing and Changing Conditions:

This site is "sandwiched" between intense commercial use to the west along George Busbee Parkway and single-family residential use to the east. The proposed RAC/hdr future land use designation would provide a transition of uses from George Busbee Parkway to the existing single family neighborhoods. This site is accessible to necessary services and employment for higher density development..

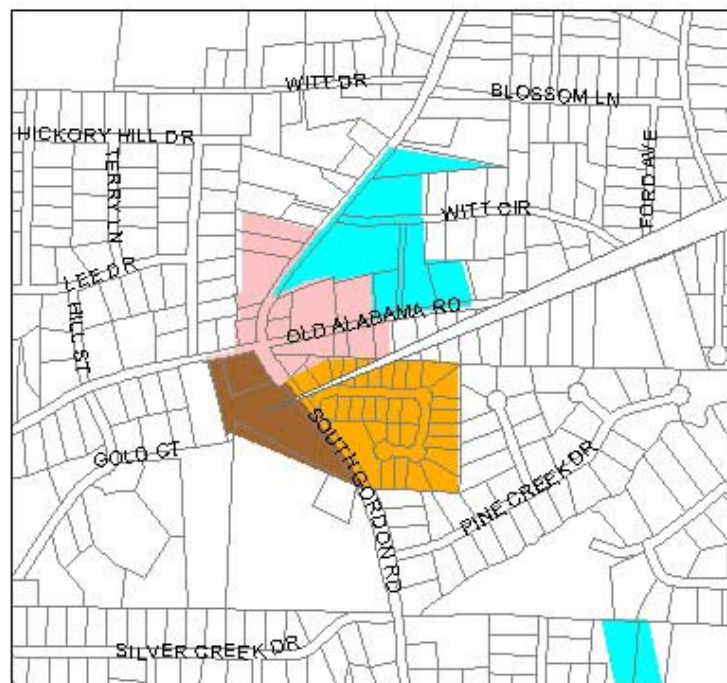
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 22

Z - 67 JUN 2004



CURRENT

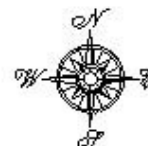


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Neighborhood Activity Center
to
High Density Residential



0 0.125 0.25 Miles



Seal of the City of Dallas, Texas. Seal of the County of Dallas, Texas. Seal of the City of Fort Worth, Texas.

Amendment #

ZD – 22

Commission District

4

Existing Land Use

NAC

Proposed Land Use

HDR

Rezoning Date

June 2004

Case Number

Z-67

Description:

Site comprising 4.23 acres located at the southwest intersection of Old Alabama Road and South Gordon Road, rezoned from NS and R-20 to RM-8 for the purpose of townhouse style condominiums.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

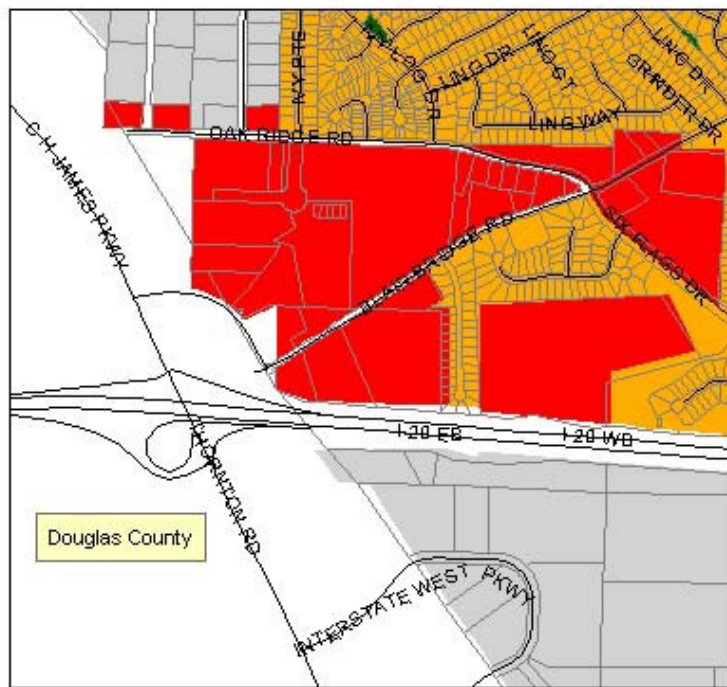
Existing and Changing Conditions:

The subject site is encompassed by residential development. It is located along the edge of the existing NAC at South Gordon and Old Alabama Roads. Although the site is located in the NAC, the development pattern on the southwest corner of Old Alabama Road and South Gordon Road is residential. The approved residential use is appropriate for the location, and the HDR designation provides a step-down from the NAC to the existing lower density single-family uses. The application was stipulated to a density of 5.9 upa at a maximum of 25 units.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 23

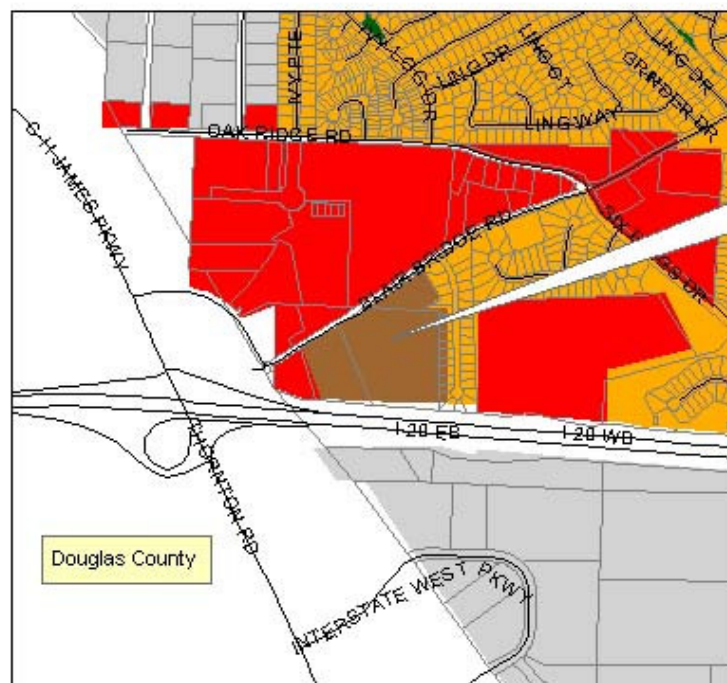
Z - 69 JUN 2004



CURRENT

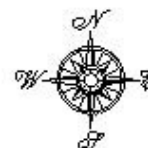
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Community Activity Center
to
High Density Residential



0 0.2 0.4 Miles



Seal of the County of Douglas, Seal of the State of Kansas, City of Douglas

Amendment #**ZD – 23**

Commission District

4

Existing Land Use

CAC

Proposed Land Use

HDR

Rezoning Date

June 2004

Case Number

Z-69

Description:

Site comprising 19.015 acres located on the south side of Blairs Bridge Road, west of Six Flags Drive, rezoned from GC, NS, TS and R-20 to RM-8 for the purpose of townhouse style condominiums.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

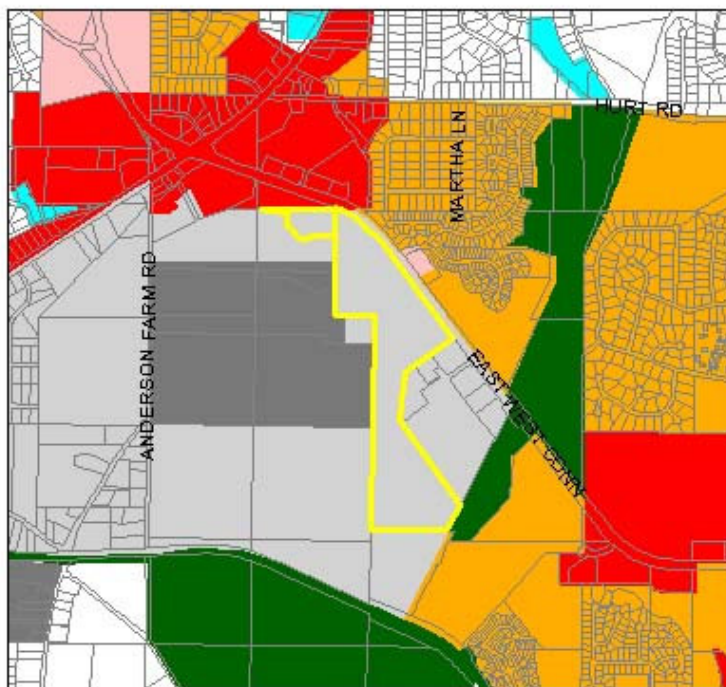
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

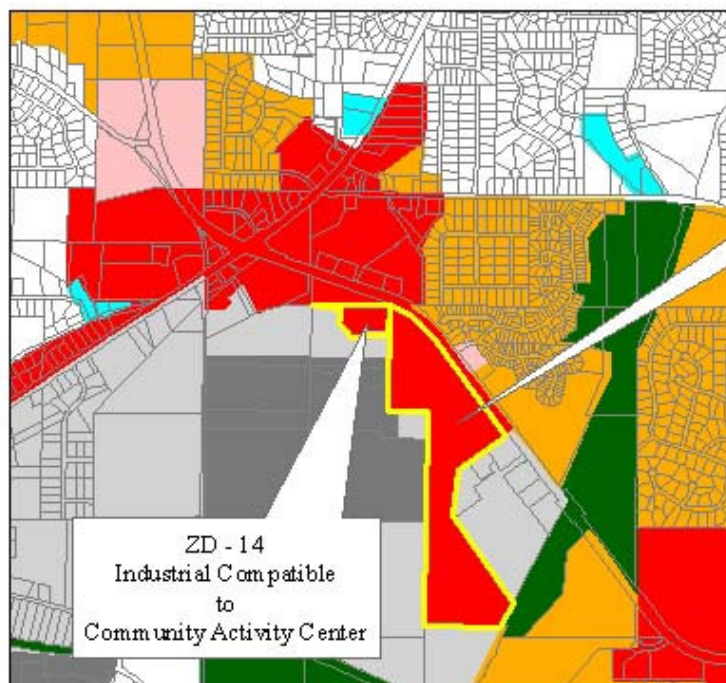
Existing and Changing Conditions:

The rezoning site is located within a mixture of uses. The area transitions from residential uses to more intense commercial and industrial uses along Interstate 20. The subject site, within close proximity to the Thornton Road access to Interstate 20, is appropriate for high density residential use. It is also within close proximity to business centers and potential job locations. The site plan was approved with a maximum density of 6.8 upa or 136 units. The demand for housing in the south Cobb region further validates the HDR designation.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT



PROPOSED

ZD - 14 & ZD - 24

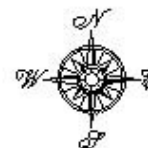
ZD14: Z - 38 APR 2004

ZD24: Z - 74 JUN 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

ZD - 24
Industrial Compatible
to
Community Activity Center



0 0.35 0.7 Miles



This map is the property of the City of Dallas, Texas. It is not to be used for any other purpose without the written consent of the City of Dallas, Texas.

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 24

4
IC
CAC (except parcel #11 per site plan)
June 2004
Z-74

Description:

This site is located on the south side East-West Connector just east of Powder Springs Road. The site constitutes 18 acres and was rezoned (except for parcel #11 per site plan) from LI to CRC to develop commercial property.

Definition:

Community Activity Center (CAC) provides areas that can meet the immediate needs of several neighborhoods or communities. Typical uses include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

Existing and Changing Conditions:

The development consisting of 18 acres was rezoned to develop new commercial properties in conjunction with existing commercial properties. These buildings will be a mixture of retail, restaurants, and professional offices. The buildings will be one-story, and will have exteriors consisting of a mixture of brick and stucco.

The immediate region of the county has seen substantial commercial growth over the past few years. Although the general area has been designated IC on the future land use map, commercial development has flourished along the East-West Connector from Powder Springs Road to Austell Road.

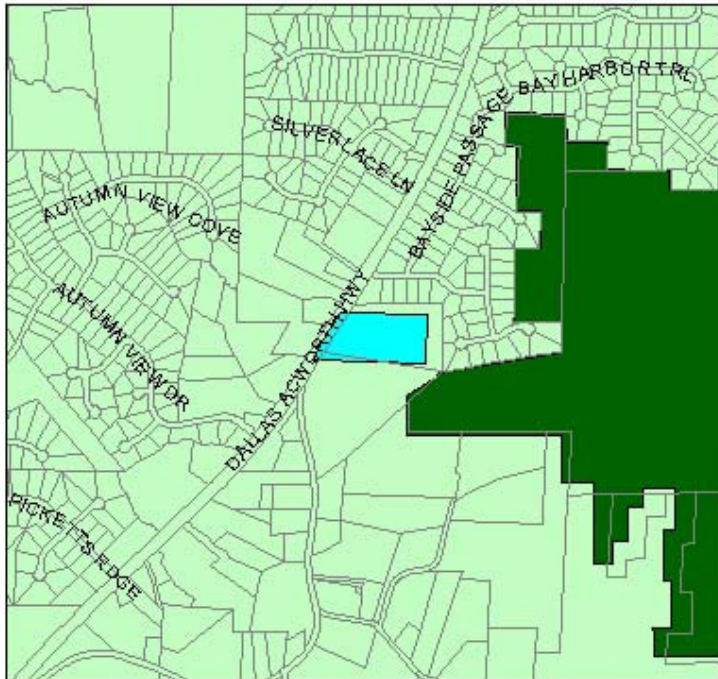
For the future land use map to remain in conformity, the proposed land use change will be from IC to CAC. While the CAC may be intense, it will act as a buffer from the Gas Tank Farm in the area.

NOTE: Parcel 11 per the approved site plan will remain LI (consequently IC on the future land use map) zoning due to an ambulance business locating at that site.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 25

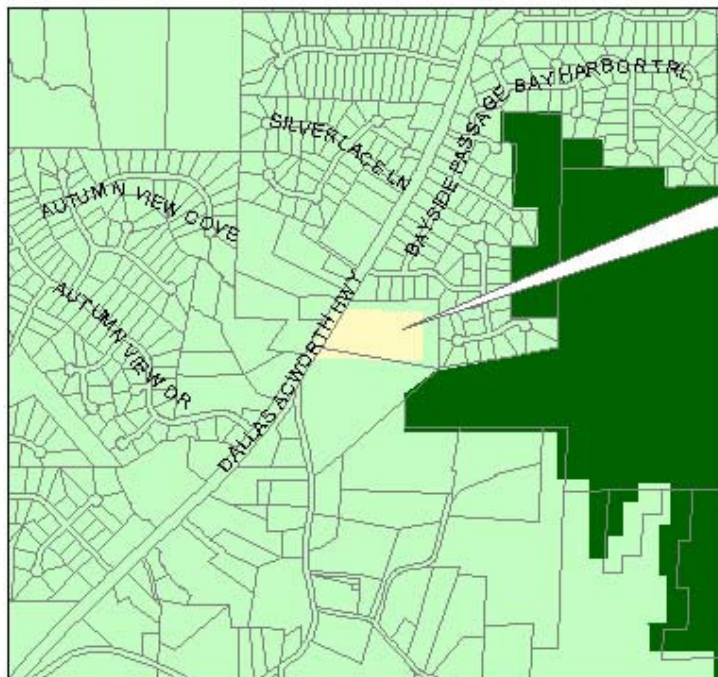
Z - 78 JUN 2004



CURRENT

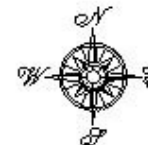
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Public Institutional
to
Very Low Density Residential



0 0.2 0.4 Miles



See also: Fort Worth County GIS, Fort Worth County GIS, City of Dallas GIS

Amendment #**ZD – 25**

Commission District

1

Existing Land Use

PI

Proposed Land Use

VLDR

Rezoning Date

June 2004

Case Number

Z-78

Description:

The 10 acre site is located on the east side of Acworth-Dallas Highway (GA Highway 92), south of Bayside Drive. The tract was rezoned from R-30 to R-20 to develop a small 12 unit, single-family detached, traditional subdivision.

Definition:

Very Low Density Residential (VLDR) provides areas of housing, with densities between zero to two (0-2) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Encourage housing construction in locations that are accessible to services and employment.
2. Address compatibility between land uses when making land use decisions.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

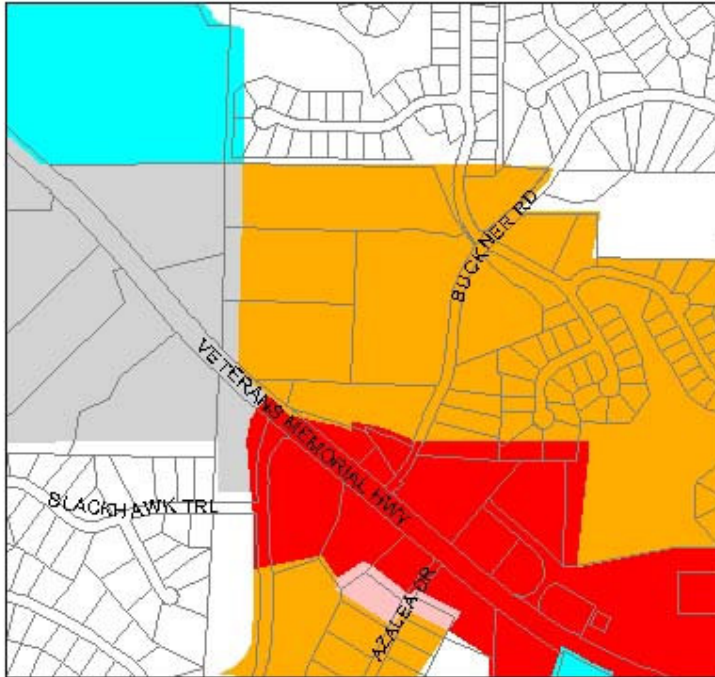
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

The proposed future land use map amendment is from PI to VLDR. The property was designated PI due to the proposed use for a church. The Board of Commissioners approved the rezoning of the property from R-30 to R-20. While surrounding future land uses are Rural Residential, which allows densities between 0 -1 upa, this development has a density of 1.2 upa. Other developments in the area generally have a higher density.

COMPREHENSIVE PLAN AMENDMENTS 2004

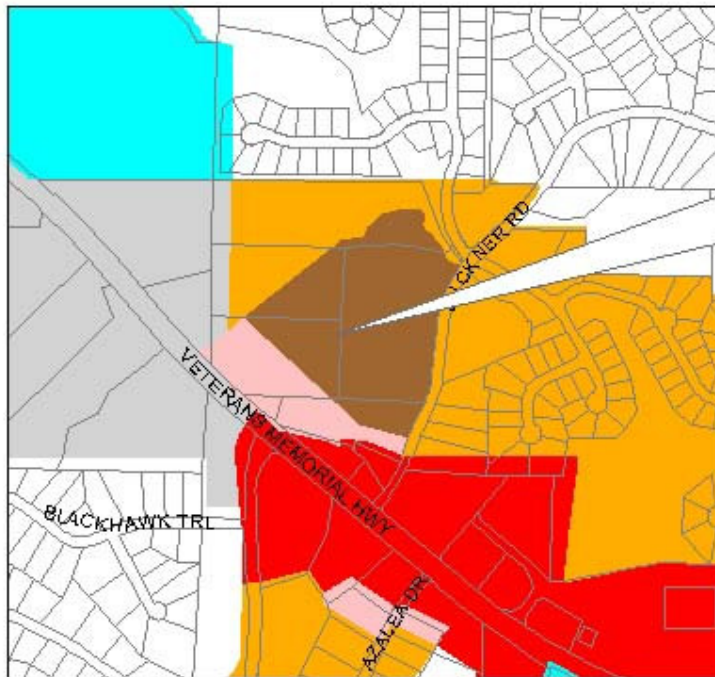
ZD - 26
Z - 50 JUL 2004



CURRENT

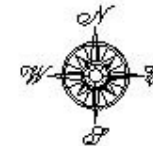
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
Industrial Compatible
to
High Density Residential
Neighborhood Activity Center



0 0.15 0.3 Miles



See also: City of Dallas, Texas; County of Dallas, Texas; City of Garland, Texas

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 26

4
MDR/IC
HDR/NAC
July 2004
Z-50

Description:

Site comprising 18.23 acres located on the east side of Veterans Memorial Hwy., north of Buckner Rd, and on the south side of Buckner Rd., rezoned from OI and R-20 to RM-8 and partially deleted to NRC for the purpose of townhouse style condominiums and retail.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
6. Plan for growth to occur in an orderly fashion throughout the county.
7. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
8. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

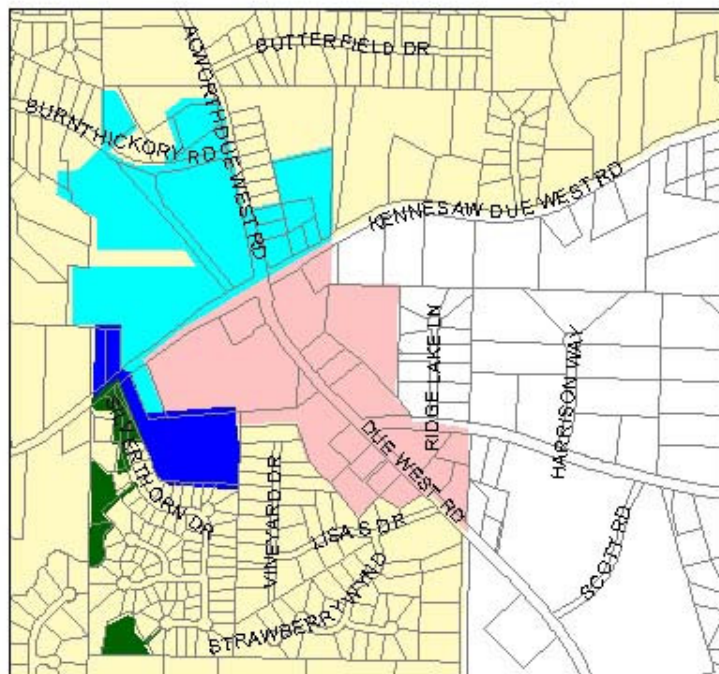
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

Existing and Changing Conditions:

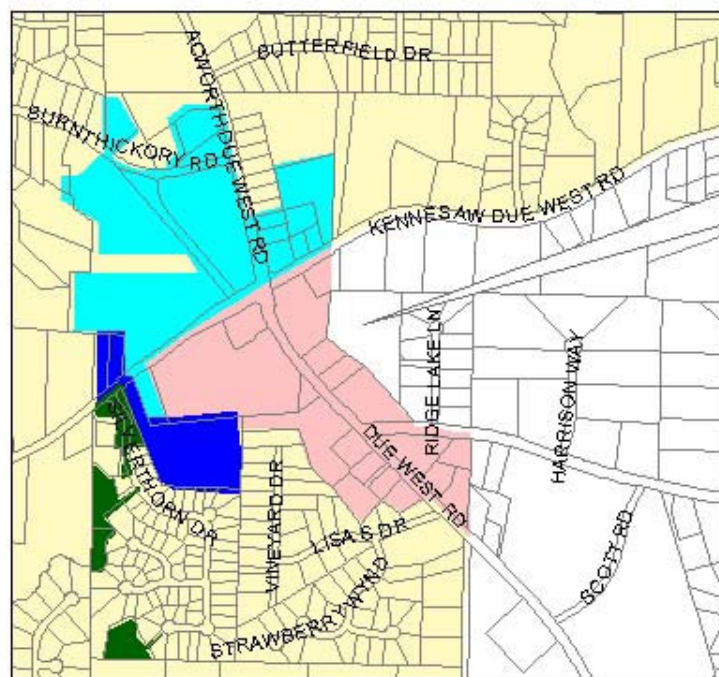
The subject site is located in a rapidly developing area along Veterans Memorial Hwy. The site is adjacent to the Publix Shopping Center Plaza currently under development. The Brookmere single-family detached subdivision and vacant land surrounds the site to the north and east. The location of the rezoning application transitions from the CAC along Veterans Memorial Hwy. north towards the low and medium density residential development. The approved RM-8 portion of the site plan is applicable to the HDR land use designation. The applicant, seeking General Commercial zoning, was deleted to the Neighborhood Retail Commercial designation which is justification for the establishment of a transitional NAC.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 27
Z - 89 JUL 2004



CURRENT

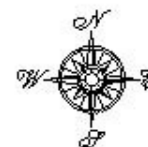


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Neighborhood Activity Center
to
Low Density Residential



0 0.15 0.3 Miles



See us at the County Office, Cobb County Courthouse, 1000 County Road 100

Amendment #**ZD – 27**

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

1
NAC
LDR
July 2004
Z-89

Description:

Property is located at the end of Ridge Lake Court, west of Ridge Lake Lane, rezoned from R-30/NS to R-30 to build a single house on the 6.35 acre tract.

Definition:

Low Density Residential (LDR) provides for areas of housing between one and two and one-half (1-2.5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Plan for growth to occur in an orderly fashion throughout the county.
4. New residential uses should be developed in a manner that helps protect the character of these areas.

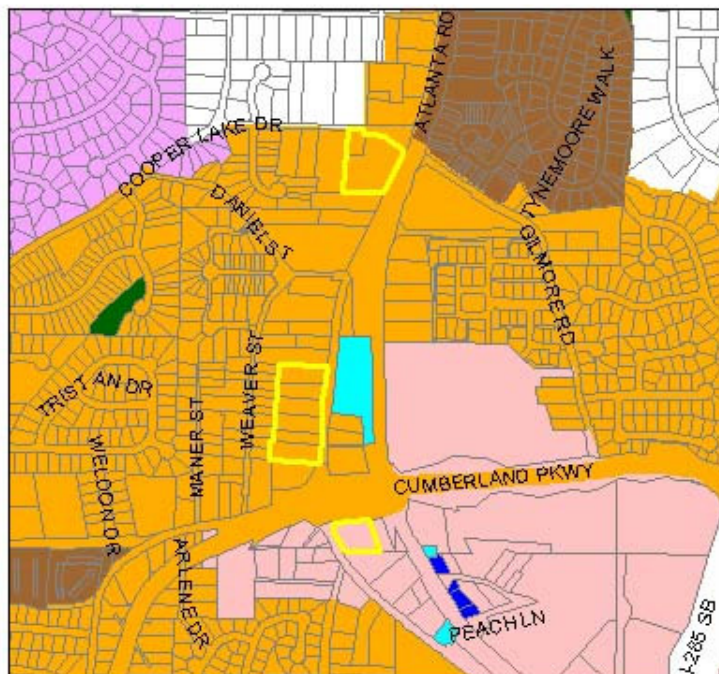
Applicable Assessments from the Comprehensive Plan:

1. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

Existing and Changing Conditions:

The site in question is located southeast of the intersection of Kennesaw Due West Road and Due West Road. The property is surrounded by LDR on the north & east side and NAC on the south & west side. Because of the Board of Commissioners approved the R-30 rezoning, LDR is the more suitable future land use. This allows the property to be developed in a manner that helps protect the character of the surrounding areas.

COMPREHENSIVE PLAN AMENDMENTS 2004



ZD - 28, ZD - 38 ZD - 41

ZD28: Z-100 AUG 2004

ZD38: Z-134 SEP 2004

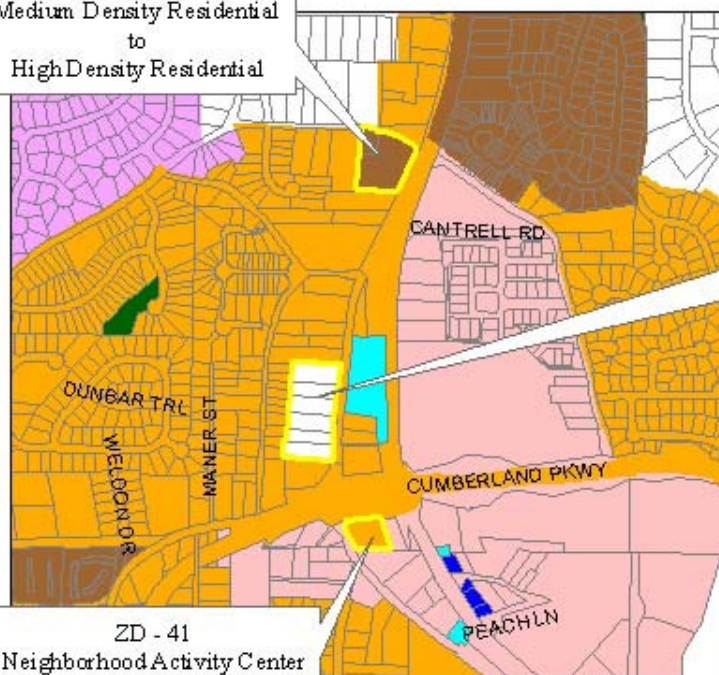
ZD41: Z-30 SEP 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

CURRENT

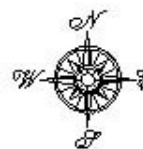
ZD - 28
Medium Density Residential
to
High Density Residential



ZD - 38
Medium Density Residential
to
Low Density Residential

ZD - 41
Neighborhood Activity Center
to
Medium Density Residential

PROPOSED



0 0.15 0.3 Miles



Seal not to be used by CDD, Cobb County, or City of Marietta

Amendment #**ZD - 28**

Commission District

2

Existing Land Use

MDR

Proposed Land Use

HDR

Rezoning Date

August 2004

Case Number

Z-100

Description:

Site comprising 2.63 acres located at the southwest intersection of Atlanta Road and Cooper Lake Drive, rezoned from FST-5 and R-20 to RM-8 for the purpose of a townhouse-style condominium community.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Provide transitions in scale and/or land use between high and low intensity land uses.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

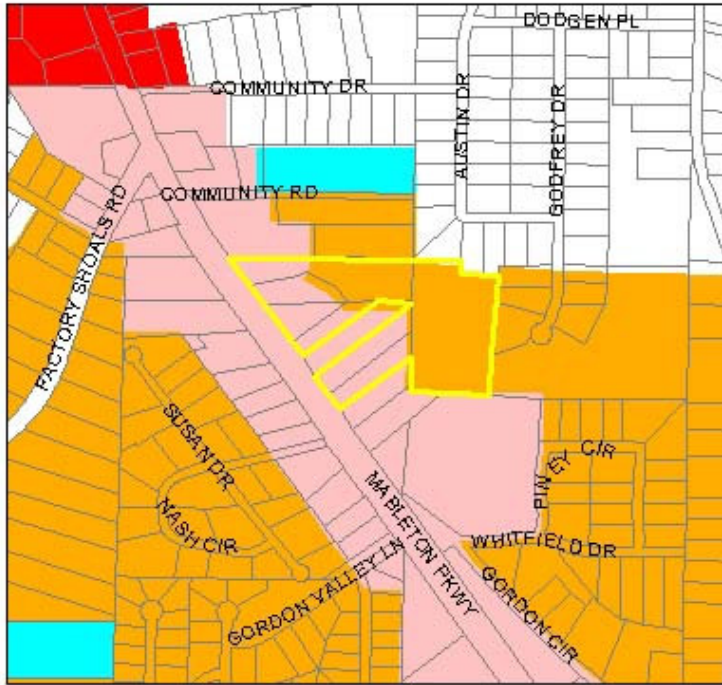
Existing and Changing Conditions:

The subject site is located just north of the Children's Learning Center along Atlanta Road zoned OI. Gibbs landscaping zoned GC is located directly across Atlanta Road. Vinings' Vail is located northeast of the subject zoning zoned FST-8, and a single family home is sited to the north zoned RA-5. The surrounding land uses consist predominantly of MDR and HDR. The change to MDR provides a transition of intensity from Atlanta Road west into the medium and low density residential areas.

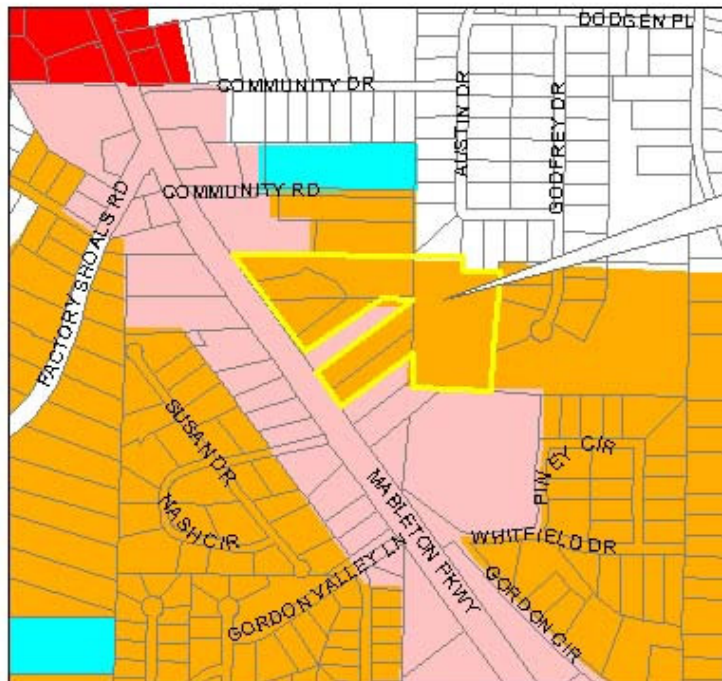
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 29

Z - 106 AUG 2004



CURRENT

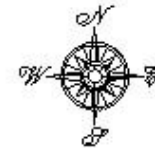


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Neighborhood Activity Center
to
Medium Density Residential



0 0.1 0.2 Miles



Revised: City of Dallas, Texas, 2004. All rights reserved.

Amendment #**ZD – 29**

Commission District

4

Existing Land Use

NAC

Proposed Land Use

MDR

Rezoning Date

August 2004

Case Number

Z-29

Description:

Site comprising 13.53 acres located on the east side of Mableton Parkway, south of Community Road, rezoned from R-20 to RA-5 for the purpose of a single-family detached subdivision.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

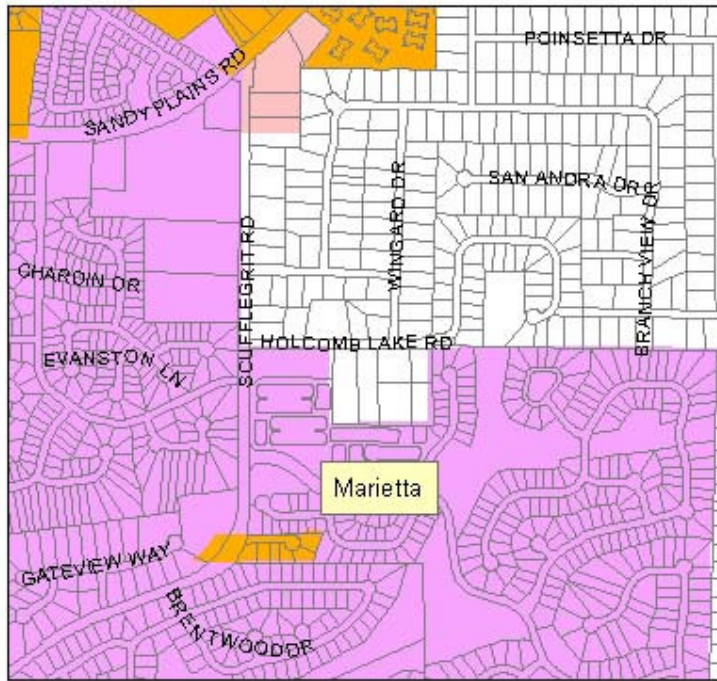
Existing and Changing Conditions:

The approved rezoning for the single-family development is surrounded by other detached single-family housing in both the low and medium density land use classifications to the north and east. Other existing detached single-family housing borders the subject site, but is located in the NAC along Mableton Parkway. The site also shares a common boundary with the RA Whitefield Manufacturing company to the south. The zoning application was approved at a density of 3.5 upa which falls in the MDR land use category. With approximately 50% of the site currently in the NAC, in which residential uses are not allowed, the amendment proposes placing the entire site into MDR.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 30

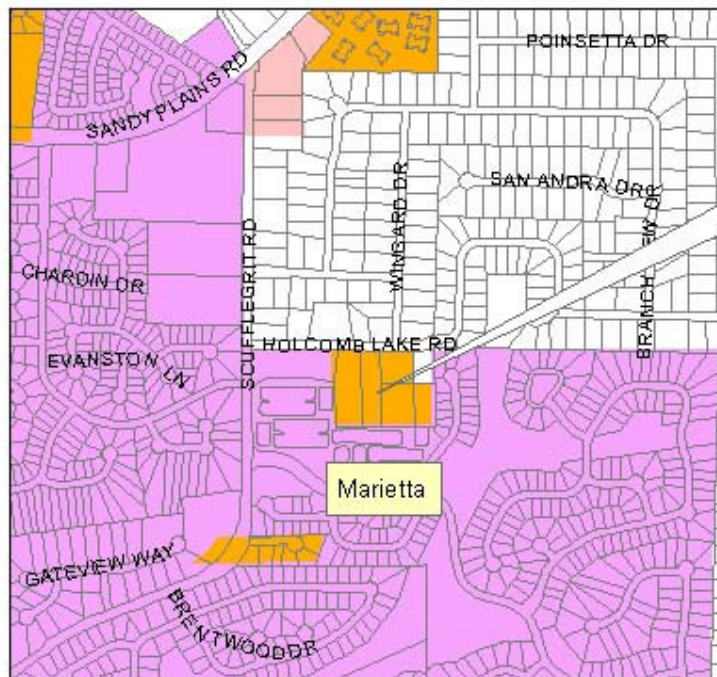
Z - 113 AUG 2004



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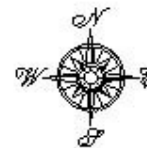
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Medium Density Residential



0 0.15 0.3 Miles



See also: City of Marietta, Georgia, Cobb County, Georgia, and State of Georgia

Amendment #

ZD - 30

Commission District

3

Existing Land Use

LDR

Proposed Land Use

MDR

Rezoning Date

August 2004

Case Number

Z-113

Description:

Site located east of Scufflegritt Road on the south side of Holcomb Lake Road at Wingard Drive, comprising 6.06 acres and was deleted from SC to RA-5 (detached) after the Board of Commissioners considered the R-30 request.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide areas for housing between two and one-half and five (2.5-5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Provide transitions in scale and/or land use between high and low intensity land uses.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.
8. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

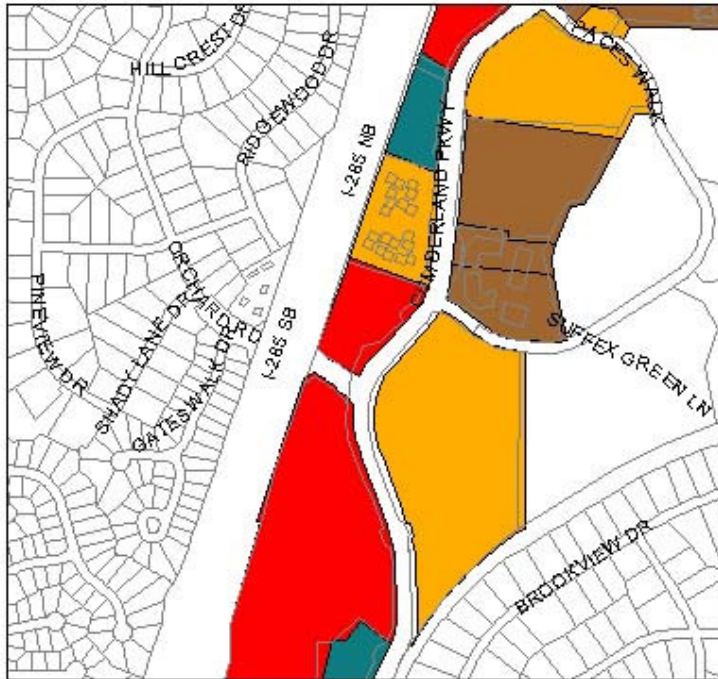
Existing and Changing Conditions:

The site is surrounded on three sides by the City of Marietta. The densities of the neighborhoods within Marietta are greater than the density proposed for the subject site during the rezoning process. North of the site the densities are less, thus allowing the potential medium density residential transition area from denser development in Marietta to a less dense residential neighborhood within the County.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 31

Z - 114 AUG 2004

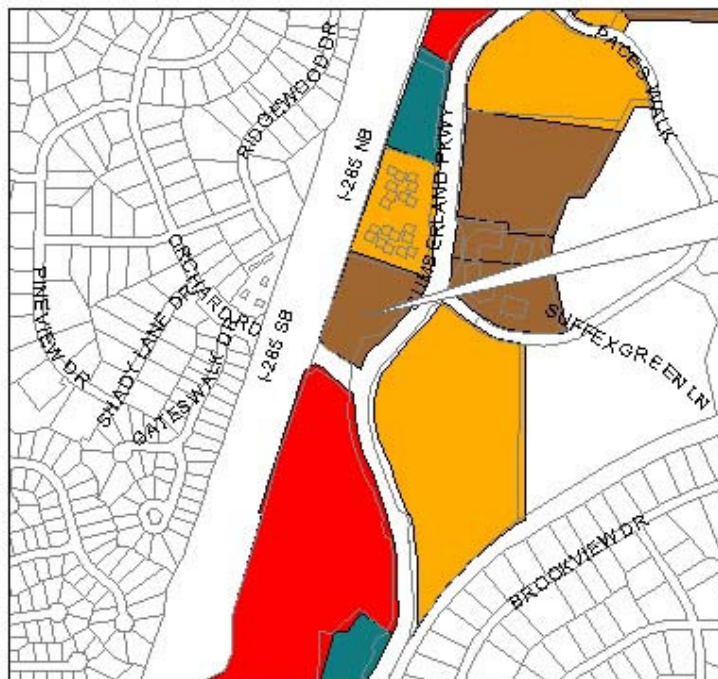


CURRENT

FUTURE LAND USE

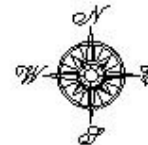
RAC Sub-Categories

- low density residential
- medium density residential
- high density residential
- office
- retail services
- office service/retail
- industrial
- transportation/communication/utilities
- public institutional
- park/recreation/conservation
- transition zone



PROPOSED

Regional Activity Center:
RAC/retail services
to
RAC/high density residential



0 0.15 0.3 Miles



See us at the City of Raleigh, Wake County Board of Commissioners, Cary Town Council

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 31

2
RAC (rs sub area)
RAC (hdr sub area)
August 2004
Z-114

Description:

Site comprising 4.13 acres located at the northwest intersection of Cumberland Parkway and Orchard Road, rezoned from OI to RM-8 for the purpose of a townhouse style condominium community.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
4. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

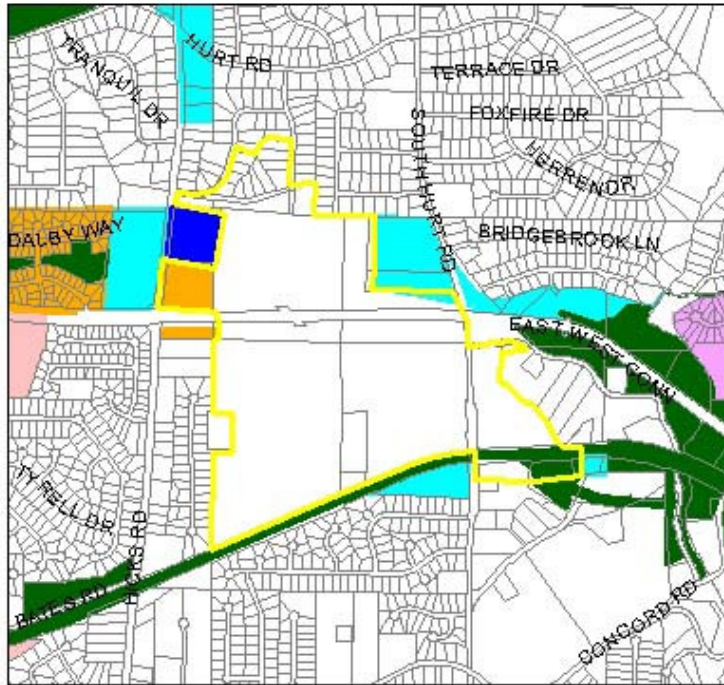
Existing and Changing Conditions:

Located within the Cumberland regional activity center, the subject site is south of the Brighton Gardens assisted living facility and north of an existing office development. East of the site are two multi-family residential communities, including Vining's Chase and Forest Hills. I-285 is located west of the subject property. The current land use transitions from an intense retail use to medium density residential uses located north and east. Changing the subject property to the hdr sub area classification provides a transition between uses.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 32

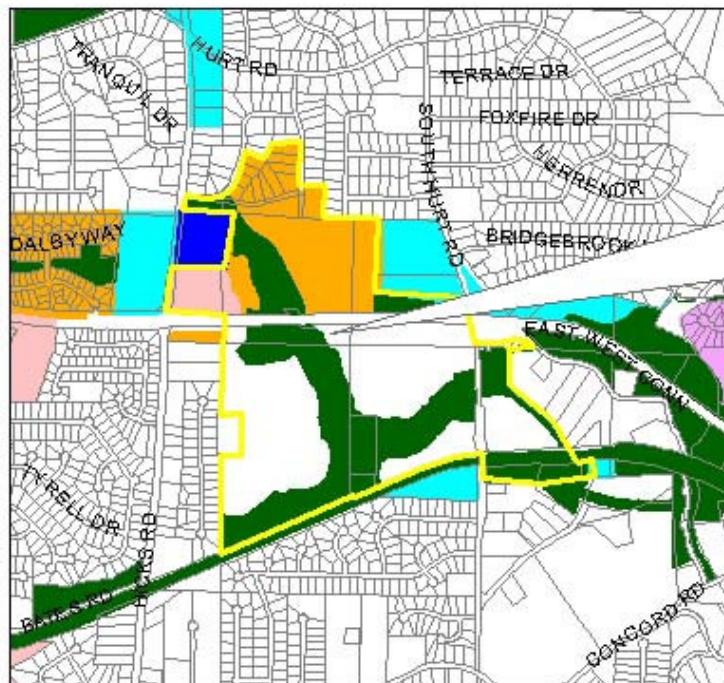
Z - 39 AUG 2004



CURRENT

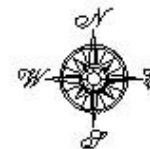
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
Medium Density Residential
to
Neighborhood Activity Center
Medium Density Residential
Park/Recreation/Conservation



0 0.25 0.5 Miles



See also City of Dallas, Texas, City of Dallas, Texas, City of Dallas, Texas

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 32

4
LDR/MDR
NAC, MDR and PRC
August 2004
Z-39

Description:

Site located on the both the north and south sides of the East West Connector between Hicks Road and South Hurt Road, north of the Silver Comet Trail and south of Fisher Drive, rezoned from R-20 to PVC.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

The purpose of the Park/Recreation/Conservation category is to provide for land dedicated to active or passive recreational uses, either publicly or privately owned including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc.

Applicable Policies from the Comprehensive Plan:

1. This land use category includes environmentally sensitive areas such as floodplains and wetlands.
2. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
3. Encourage housing construction in locations that are accessible to services and employment.
4. Address compatibility between land uses when making land use decisions.
5. Mitigate possible adverse impacts of new development through the use of screening and buffering.
6. Provide transitions in scale and/or land use between high and low intensity land uses.
7. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
8. Plan for growth to occur in an orderly fashion throughout the county.
9. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

This large site is zoned R-20 in entirety. It is also surrounded by residential uses zoned both R-20 and R-15. Other adjacent uses on the north side of the East-West Connector include Russell Elementary School to the east and a Power Sub-Station and the Milford Church of God to the west. Excluding those uses, the surrounding designated future land use is LDR. The commercial portion of the approved site plan is located on the north side of the East-West Connector, closer to the existing NAC. This portion is appropriate for the establishment of NAC

along the East-West Connector, creating a step down to the 4-lane highway. The attached units on the north side of the site plan, excluding the commercial development, fall within the guidelines for the MDR designation. The single family detached development on the southern portion of the East West Connector is designed with open space and trails, and borders the Silver Comet Trail. The residential lots as approved are suitable for the LDR designation, while the open space and trails are to be placed in PRC.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 33

Z - 71 AUG 2004



CURRENT

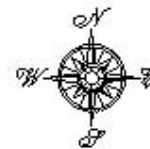
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Medium Density Residential



0 0.15 0.3 Miles



Amendment #

ZD - 33

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

1
LDR
MDR
June 2004
Z-71

Description:

The property is approximately 36 acres just west of I-75, south of Woodstock Road and Woodstock Connector. The property was rezoned from CF & R-20 to RA-5 for the purpose of developing a single family detached subdivision.

Definition:

Medium Density Residential (MDR) provides for areas of housing between two and one-half and five (2.5-5) dwellings units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.

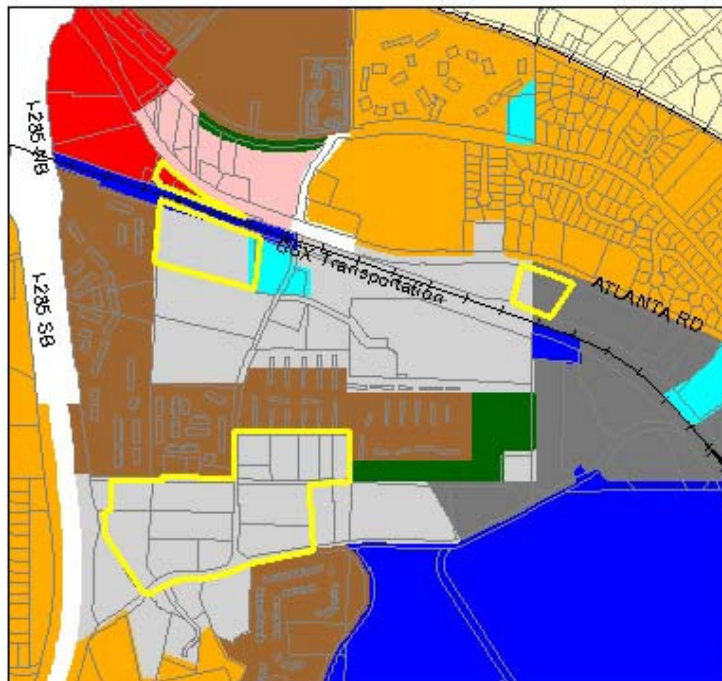
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

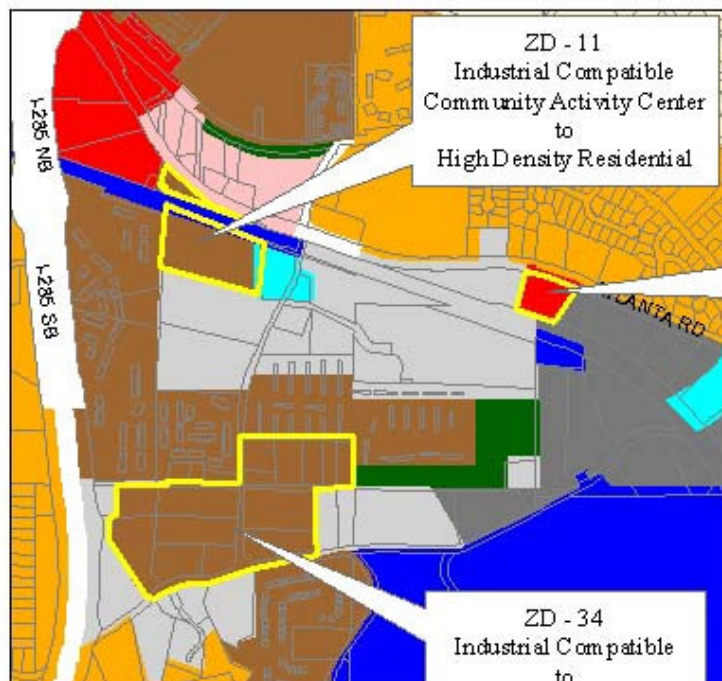
Existing and Changing Conditions:

This property is located on the southbound side of I-75. The current future land use designation is LDR. The proposed future land use designation is MDR, due to the proximity of the site to the interstate as well as the stipulated 3.0 upa maximum density of the development. Buffers will be in place to provide privacy to the adjacent neighborhoods and future residents.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT



PROPOSED

ZD - 11, ZD - 18 ZD - 34

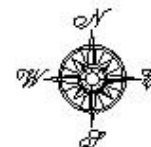
ZD11: Z-27 MAR 2004

ZD18: Z-55 APR 2004

ZD34: Z-110 SEP 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



0 0.2 0.4 Miles



Amendment

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 34

2
IC
HDR
September 2004
Z-110

Description:

Site comprising 22.9 acres located on the east and west sides of North Church Lane, north of Plant Atkinson Road, and on the north and south sides of Bondurant Road, rezoned from R-20, LI, and HI to RM-8 for the purpose of a townhouse style condominium community.

Definition:

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

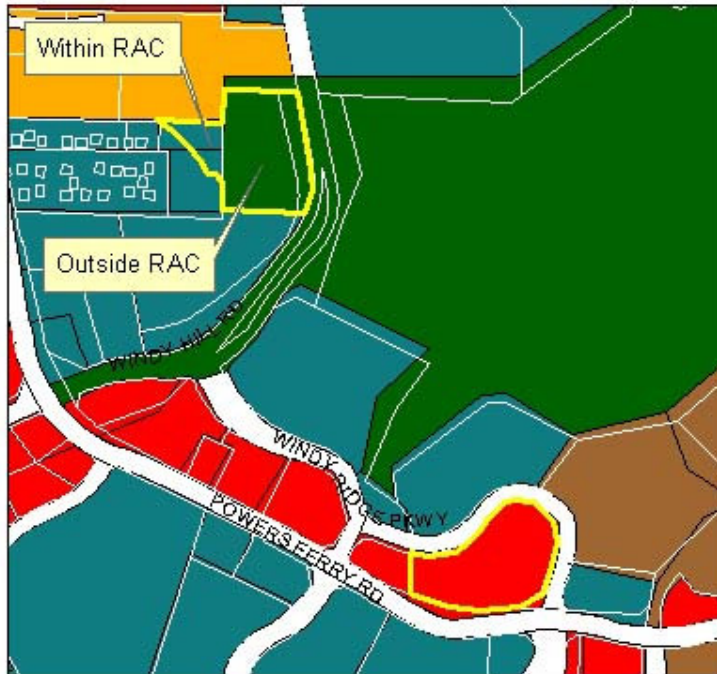
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

Existing and Changing Conditions:

The subject site is located in a traditionally industrial area of the county. Over the past five years, the area has transitioned into a mixture of uses, including residential and commercial uses. The Chadsworth townhouse development is located north of the subject site in the medium density land use category, and spans along I-285 northward. In addition to Valley Crest and other office industrial uses, the Park at Vinings single-family neighborhood is located south of the site. This is also in the medium density residential category. To meet the changing demands of this area of the county and to comply with the BOC approval of RM-8 at a maximum of 8 units per acre, the land use shall be change to the high density residential designation.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT

ZD - 35 & ZD - 39

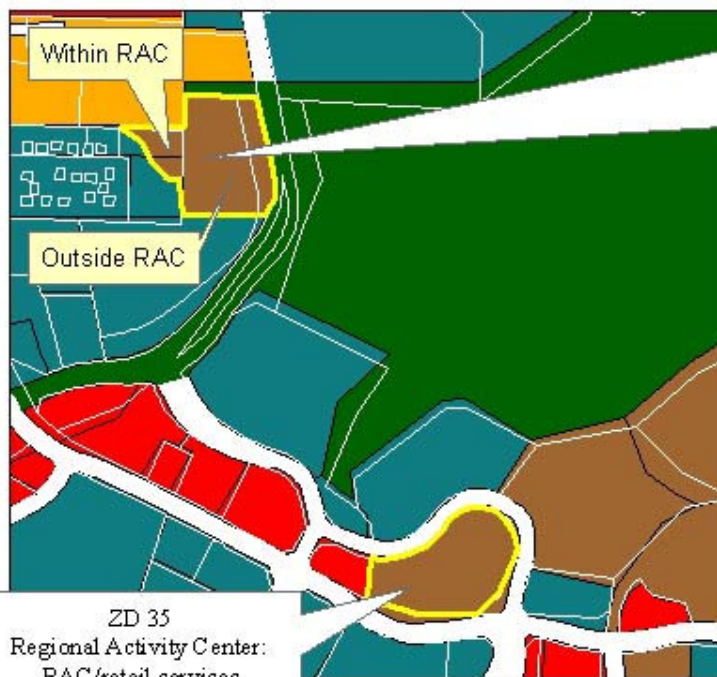
ZD35: Z-115 SEP 2004

ZD39: Z-137 SEP 2004

FUTURE LAND USE

RAC Sub-Categories

- low density residential
- medium density residential
- high density residential
- office
- retail services
- office service/retail
- industrial
- transportation/communication/utilities
- public institutional
- park/recreation/conservation
- transition zone

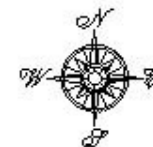


PROPOSED

ZD 35
Regional Activity Center:
RAC/retail services
to
RAC/high density residential

ZD 39
(Outside RAC)
Park/Recreation/Conservation
to
High Density Residential

(Within RAC)
Regional Activity Center:
RAC/office
to
RAC/high density residential



0 0.125 0.25 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 35

2
RAC/rs
RAC/hdr
September 2004
Z-115

Description:

Site comprising 6.412 acres located at the northwest intersection of Powers Ferry Road and Windy Ridge Parkway, rezoned from OHR to UC for the purpose of a high rise condominium building.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

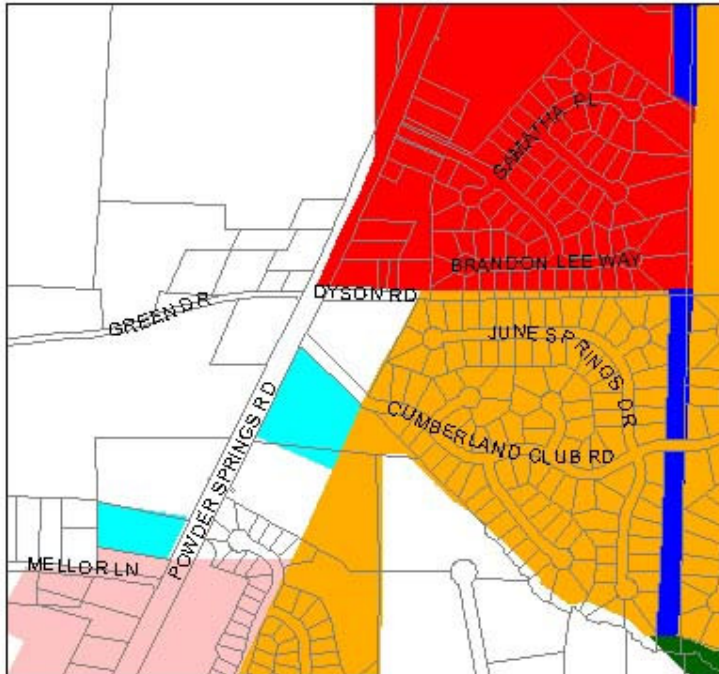
Existing and Changing Conditions:

The subject property is located within the Wildwood development. Located within the regional activity center, the property is surrounded predominantly by office development, and also new residential development to the north and east. The Coca Cola Company, the National Bank of Commerce and HomeBanc transition east toward high density residential development. The change from retail service sub area to high density residential is a more appropriate transitional use for this location in the RAC, and it is the appropriate use for the zoning classification as approved by the Board of Commissioners.

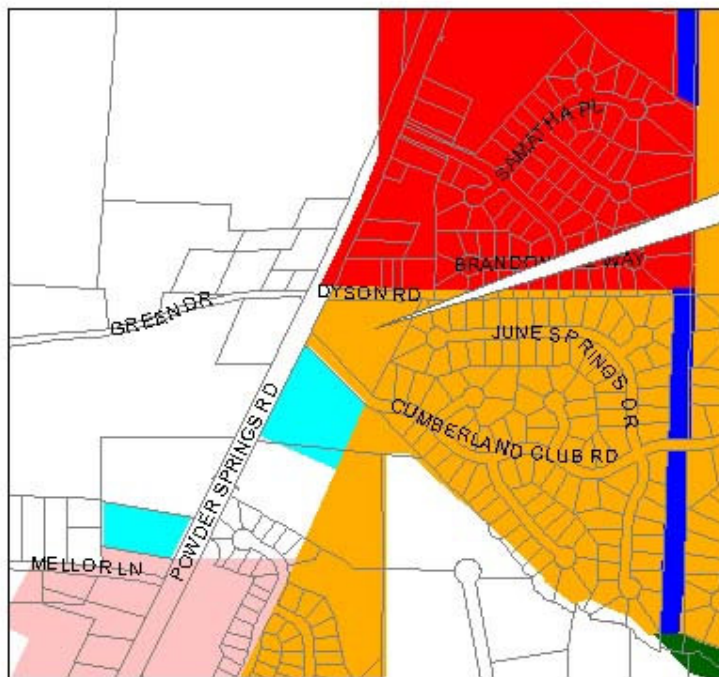
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 36

Z - 128 SEP 2004



CURRENT

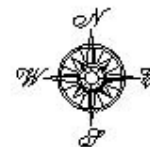


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Low Density Residential
to
Medium Density Residential



0 0.1 0.2 Miles



This map is the property of the City of Dallas. It is to be used for informational purposes only.

Amendment #**ZD – 36**

Commission District

4

Existing Land Use

LDR

Proposed Land Use

MDR

Rezoning Date

September 2004

Case Number

Z-128

Description:

This site is located at the southeast intersection of Powder Springs Road and Dyeson Road, on the north side of Cumberland Club Drive. The applicant requested to rezone the 2.94 acres from R-20 to LRO/RA-5 (detached) to develop a professional office and seven residential lots. The Board of Commissioners deleted the rezoning request to encompass the entire property RA-5 (detached).

Definition:

Medium Density Residential (MDR) provides areas of housing between two and one-half and five (2.5-5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
6. Provide transitions in scale and/or land use between high and low intensity land uses.

Applicable Assessments from the Comprehensive Plan:

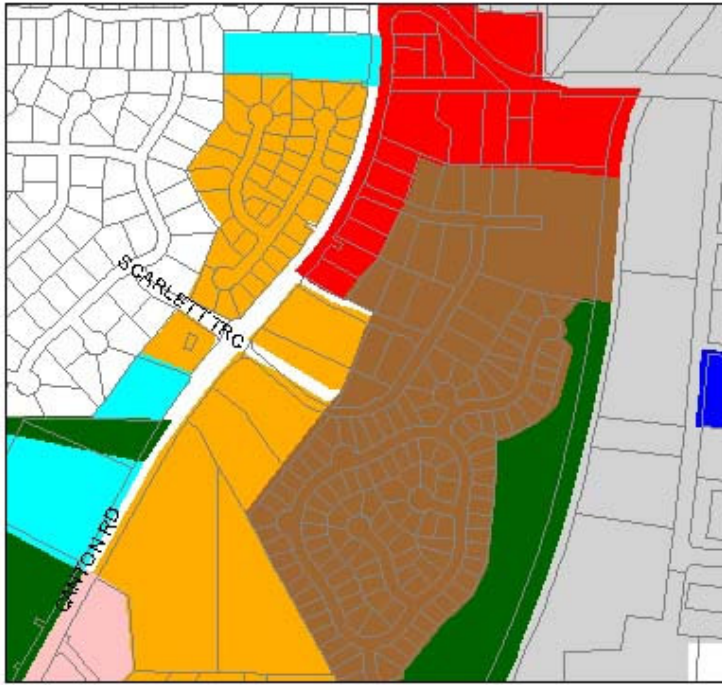
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

This site is located just south of the Powder Springs/Maclang Road CAC node. It is also adjacent to West Cobb Community Church and Cumberland Creek subdivision which is a MDR community. Extending the MDR to Powder Springs conforms to the rezoning as well as establishing a southern boundary for the CAC node along Powder Springs Road.

COMPREHENSIVE PLAN AMENDMENTS 2004

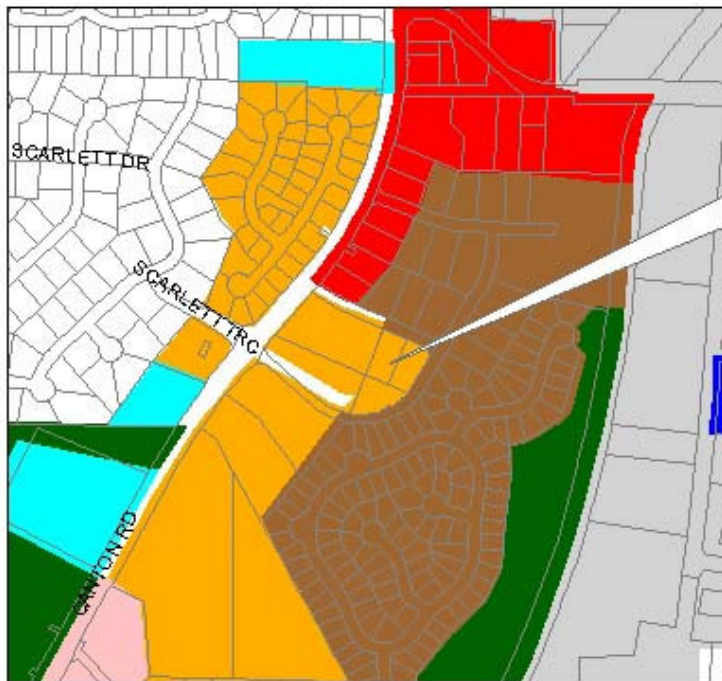
ZD - 37
Z - 130 SEP 2004



CURRENT

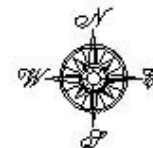
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

High Density Residential
to
Medium Density Residential



0 0.05 0.1 Miles



See also: City of Dallas, Texas; County of Dallas, Texas; State of Texas

Amendment #**ZD - 37**

Commission District

3

Existing Land Use

HDR

Proposed Land Use

MDR

Rezoning Date

September 2004

Case Number

Z-130

Description:

This site is located at the northeast intersection of Canton Road and Janice Drive, on the south side of Prance Drive. The site comprises of 4.55 acres and was rezoned from CRC & R-20 to SC for the purpose of a small Suburban Condominium community.

Definition:

Medium Density Residential (MDR) provides areas for housing between two and one-half and five (2.5-5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
6. Plan for growth to occur in an orderly fashion throughout the county.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.
8. New residential uses should be developed in a manner that helps protect the character of these areas.

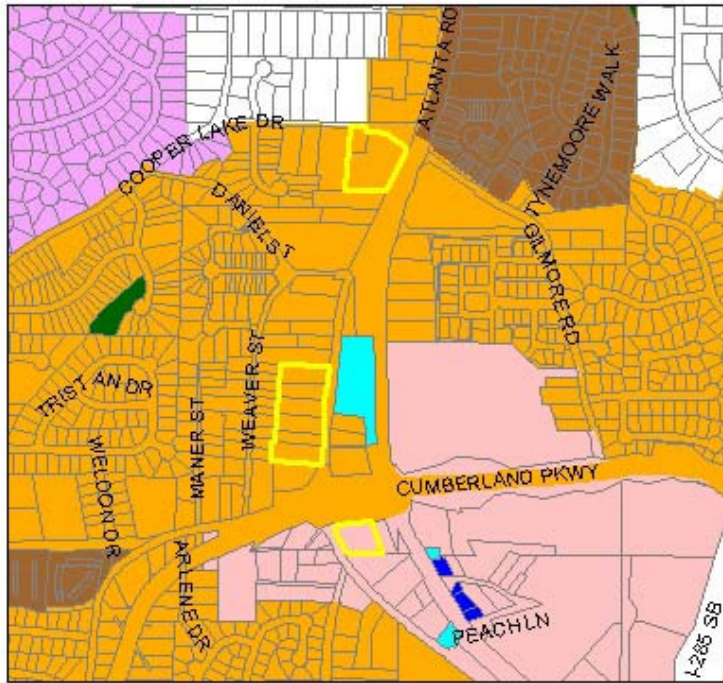
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.
4. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

Existing and Changing Conditions:

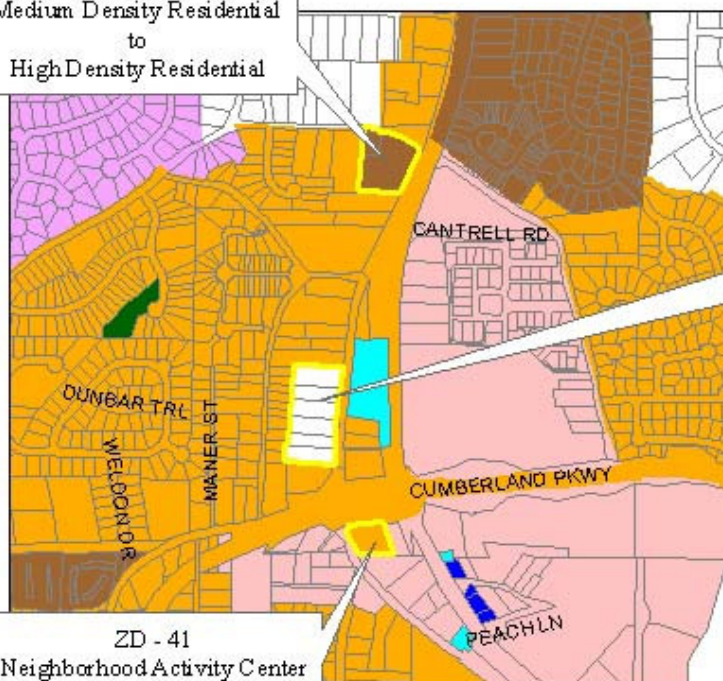
Two thirds of this site is already designated MDR. The other one third has a future land use of high density residential. Proposing the entire property to MDR would not adversely affect the stability of existing residential uses, due to the more intense CAC to the north and the high density residential to the east. MDR currently exist south of the property as well as across Canton Road to the west.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT

ZD - 28
Medium Density Residential
to
High Density Residential



PROPOSED

ZD - 41
Neighborhood Activity Center
to
Medium Density Residential

ZD - 28, ZD - 38 ZD - 41

ZD28: Z-100 AUG 2004

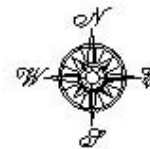
ZD38: Z-134 SEP 2004

ZD41: Z-30 SEP 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

ZD - 38
Medium Density Residential
to
Low Density Residential



0 0.15 0.3 Miles



Source: City of Dallas GIS, Tarrant County GIS, City of Irving GIS

Amendment #**ZD - 38**

Commission District

2

Existing Land Use

MDR

Proposed Land Use

LDR

Rezoning Date

September 2004

Case Number

Z-134

Description:

Site comprising 3.96 acres located in on the east side of Cooper Lake Road, west of Atlanta Road, rezoned from GC to FST-8 for the purpose of a fee-simple townhouse community.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

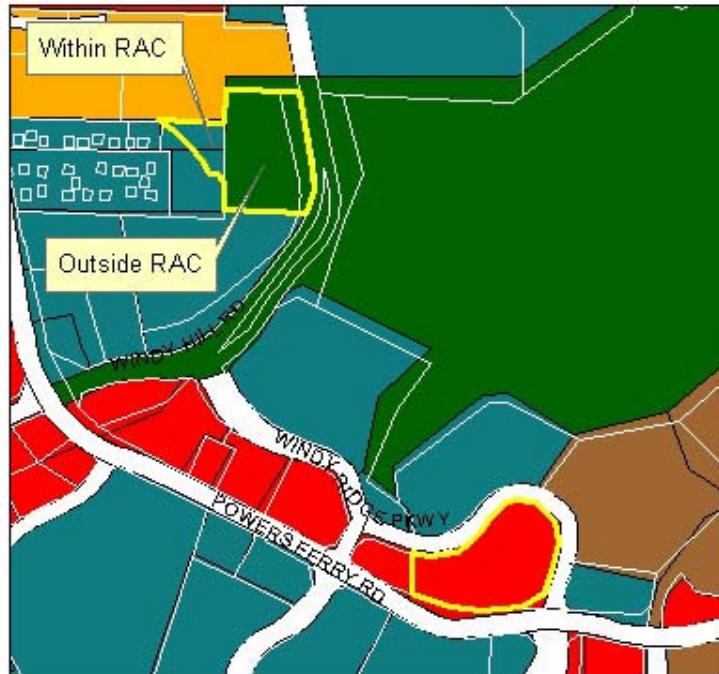
Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

Existing and Changing Conditions:

The subject site is located just off of the Atlanta Road and Cumberland Parkway intersection, in an area of the county experiencing a pattern of redevelopment. The assemblage of six (6) residential lots is in an area of proposed medium density residential development. The Anointed Word Church, located across West Atlanta Road east of the site, is in the Public/Institutional land use category. The site is surrounded by a mixture of zoning designations, and the subject property was approved a density of 2.02 units per acre. This falls within the low density residential range, and this change helps to protect the character of the neighborhood from the impact of the rezoning.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT

ZD - 35 & ZD - 39

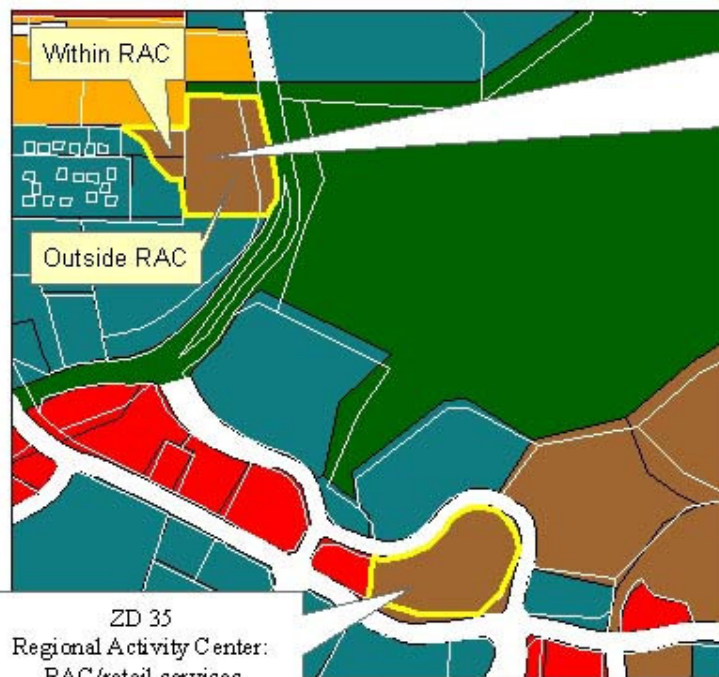
ZD35: Z-115 SEP 2004

ZD39: Z-137 SEP 2004

FUTURE LAND USE

RAC Sub-Categories

- low density residential
- medium density residential
- high density residential
- office
- retail services
- office service/retail
- industrial
- transportation/communication/utilities
- public institutional
- park/recreation/conservation
- transition zone

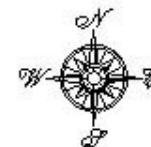


PROPOSED

ZD 39
(Outside RAC)
Park/Recreation/Conservation
to
High Density Residential

(Within RAC)
Regional Activity Center:
RAC/office
to
RAC/high density residential

ZD 35
Regional Activity Center:
RAC/retail services
to
RAC/high density residential



0 0.125 0.25 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 39

2
RAC (off sub area) / PRC
RAC (hdr sub area)/ HDR
September 2004
Z-137

Description:

Site comprising 7.27 acres located on the west side of Windy Hill Road, east of Powers Ferry Road, rezoned from OI, NS and OHR to UC for the purpose of an additional phase to Riverwalk at Wildwood Condominiums.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
7. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

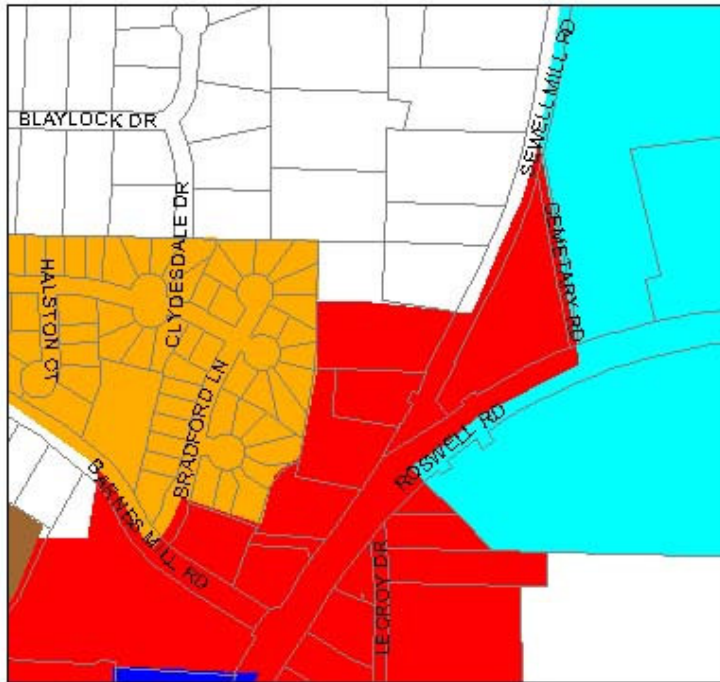
Existing and Changing Conditions:

The subject property is adjacent to the existing Riverwalk townhouse community located immediately north and west. Office development, which is a part of the Wildwood development, is located south of the subject site. Across the street from the subject site to the east is a heavily wooded area protected under the park/recreation/conservation land use designation. The small northwestern corner of the subject property falls within the regional activity center in the office sub area. The remainder of the site is outside of the RAC and in the PRC land use designation. Changing the site in entirety to HDR land use, leaving the northwest corner in the RAC, is appropriate for the rezoning classification.

COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 40

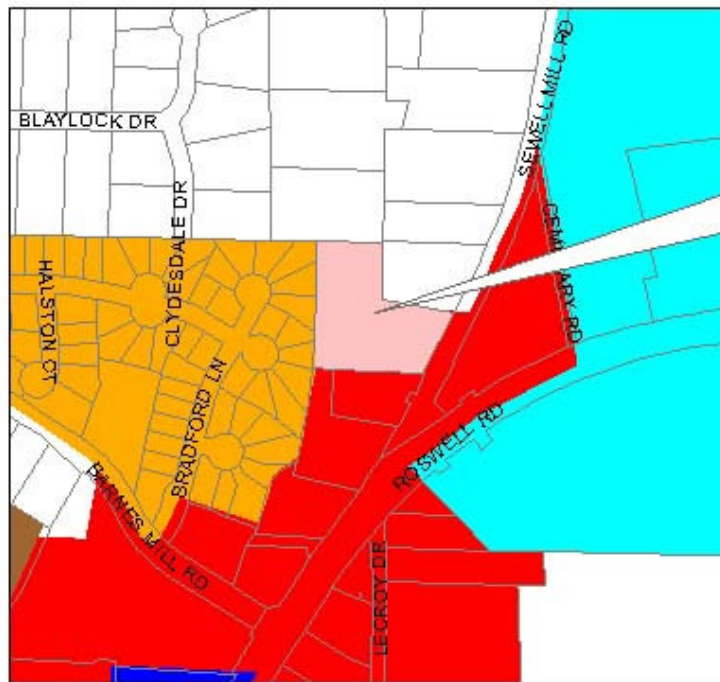
Z - 139 SEP 2004



CURRENT

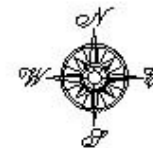
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
Community Activity Center
to
Neighborhood Activity Center



0 0.1 0.2 Miles



See also: City of Columbus, Georgia, Comprehensive Plan

Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 40

3
CAC/LDR
NAC
September 2004
Z-139

Description:

Site is located on the west side of Sewell Mill Road, west of Roswell Road. Size of tract is 2.17 acres and was rezoned from PSC & R-20 to LRO for a small professional, one-story, brick exterior office park.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.

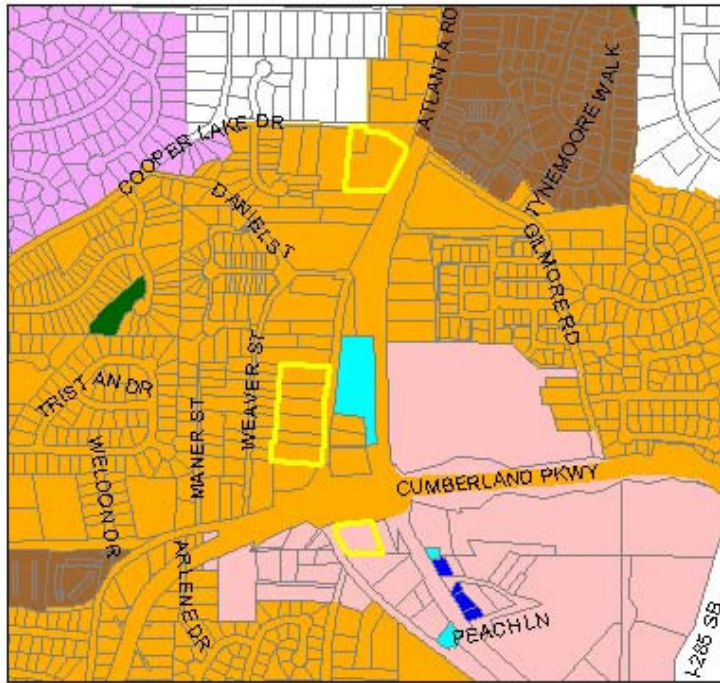
Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for “step down” zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

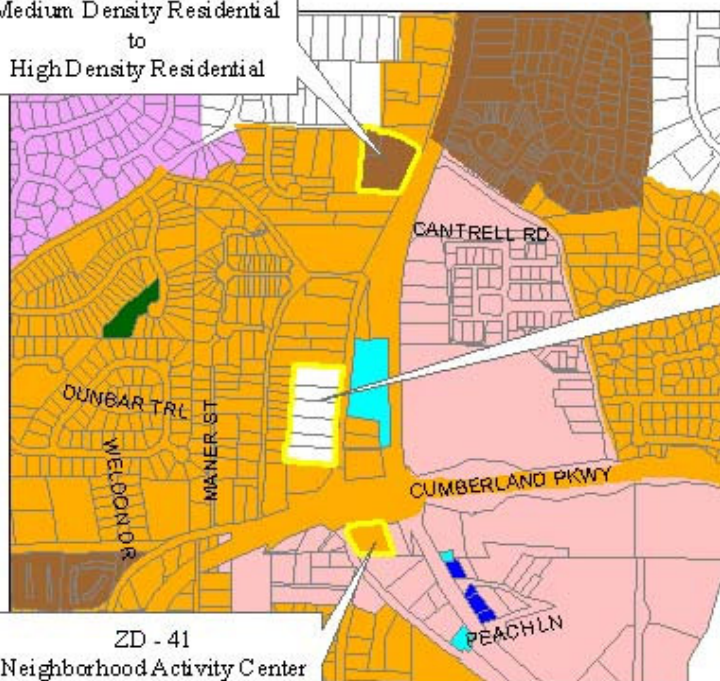
The property in question is located between a medium density residential neighborhood to the west and a three-story office building across Sewell Mill Rd. to the east. To the north are single-family residential homes. Located south at the intersection of Sewell Mill and Roswell Road are more commercial uses. Two thirds of the property is already designated CAC, with the other one third currently LDR. To provide a consistent land use transition on a parcel by parcel basis, and to accommodate the Board of Commissioners approval of rezoning to LRO, it is recommended to establish a neighborhood activity center to encompass the entire property. There are adequate buffer zones adjacent to the residential properties.

COMPREHENSIVE PLAN AMENDMENTS 2004



CURRENT

ZD - 28
Medium Density Residential
to
High Density Residential



ZD - 41
Neighborhood Activity Center
to
Medium Density Residential

PROPOSED

ZD - 28, ZD - 38 ZD - 41

ZD28: Z-100 AUG 2004

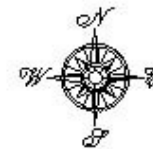
ZD38: Z-134 SEP 2004

ZD41: Z-30 SEP 2004

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

ZD - 38
Medium Density Residential
to
Low Density Residential



0 0.15 0.3 Miles



Source: City of Columbus GIS, DeKalb County GIS, and Georgia Department of Transportation

Amendment #**ZD – 41**

Commission District

2

Existing Land Use

NAC

Proposed Land Use

MDR

Rezoning Date

September 2004

Case Number

Z-30

Description:

Site comprising 0.941 acres located at the southeast intersection of West Atlanta Road and Young Street, rezoned from GC to RM-8 for the purpose of owner-occupied townhouses.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

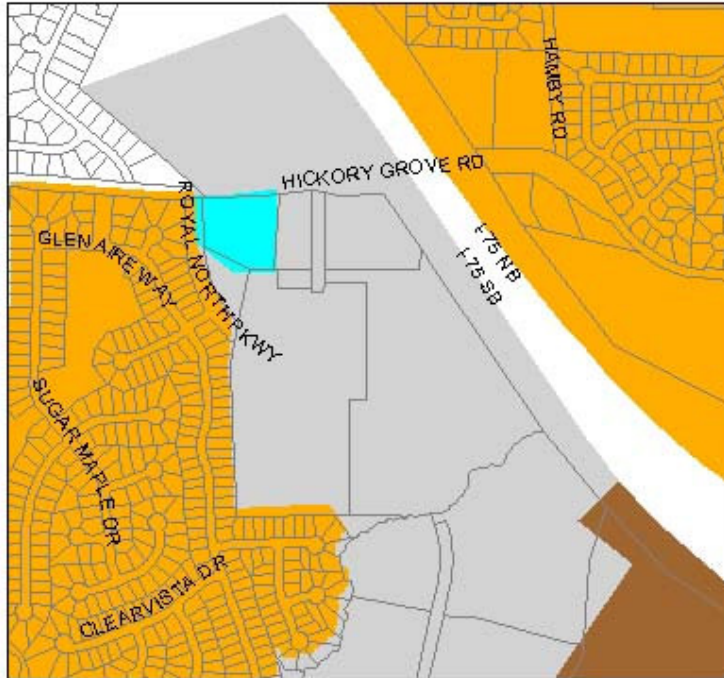
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

Existing and Changing Conditions:

The subject application is located on the northern boundary of neighborhood activity center located in the proximity of Cumberland Parkway and Atlanta Road. The zoning applicant requested a rezoning to CRC category for the purpose of an animal clinic with eight (8) employees. The Board of Commissioners deleted this request to the RM-8 category at a maximum of 5 units per acre for owner-occupied condominiums. This deletion provides a transition in intensity moving north toward existing medium density residential development. The 5-unit per acre stipulation falls at the top end of the MDR land use classification.

COMPREHENSIVE PLAN AMENDMENTS 2004

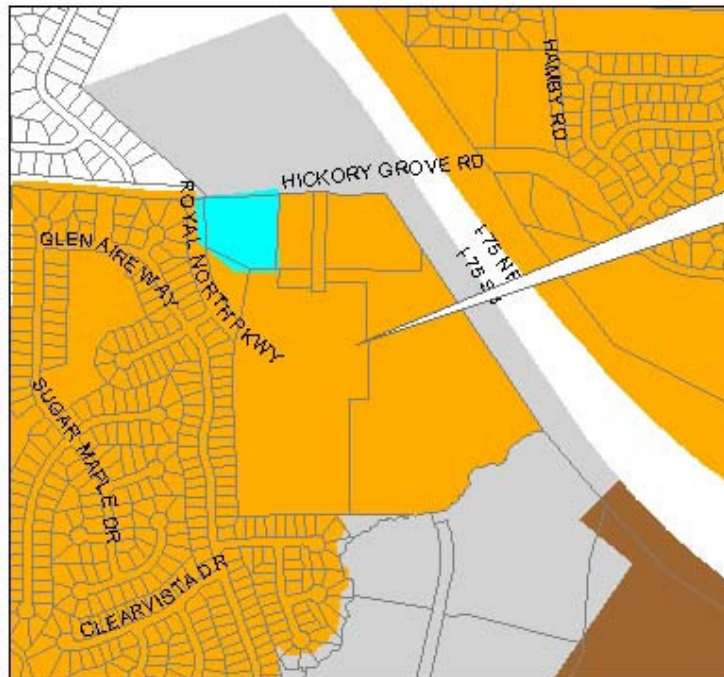
ZD - 42
Z - 84 SEP 2004



CURRENT

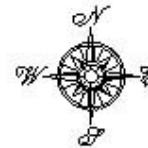
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Industrial Compatible
to
Medium Density Residential



0 0.2 0.4 Miles



See also: The City of Houston, Texas; Harris County, Texas; Texas Department of Transportation

Amendment #**ZD – 42**

Commission District

1

Existing Land Use

IC

Proposed Land Use

MDR

Rezoning Date

June 2004

Case Number

Z-84

Description:

The property comprises of 51.91 acres located on the south side of Hickory Grove Road, on the west side of Interstate 75, at the terminus of Shiloh Road and on the west and south sides of Styles Road. The purpose of the rezoning from LI & R-20 to RA-5 & FST is to develop a unified residential community.

Definition:

Medium Density Residential (MDR) provides for areas of housing between two and one-half and five (2.5-5) dwellings units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

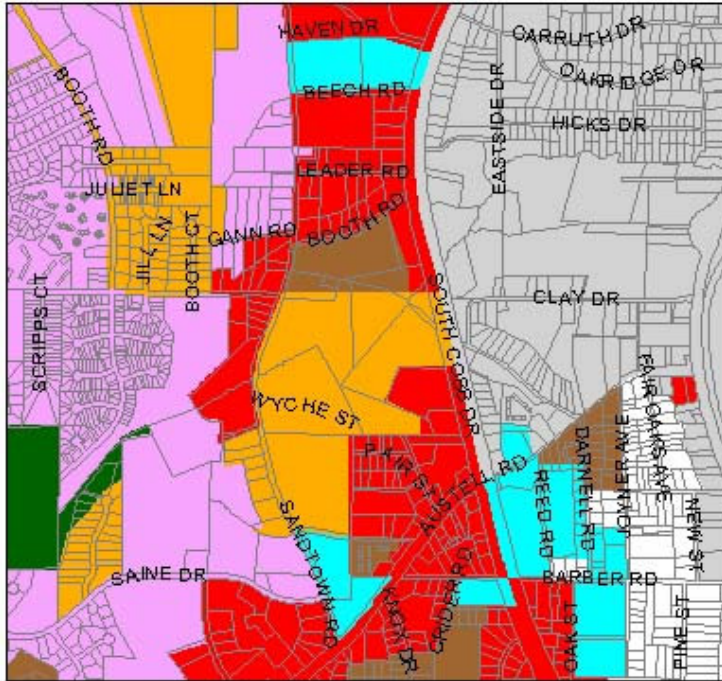
Existing and Changing Conditions:

The proposed land use amendment for the property in question is medium density residential. This site is located just west of I-75 and east of a MDR neighborhood. If the proposal is passed, the MDR land use will extend along Hickory Grove Road to I-75. MDR is also present on the east side of I-75 along Hickory Grove Road. The site is split into two distinct components. There will be a single family detached component along the Hickory Grove Road corridor and the fee simple townhomes will be located along the I-75 corridor. The stipulated blended overall density is 5.0 upa.

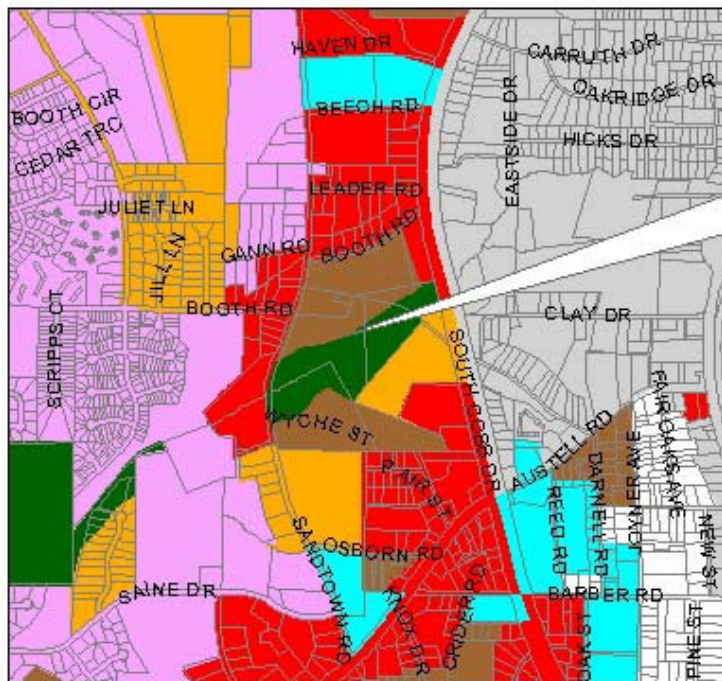
COMPREHENSIVE PLAN AMENDMENTS 2004

ZD - 43

Z - 144 OCT 2004



CURRENT

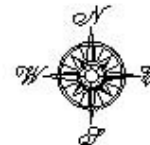


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Medium Density Residential
to
High Density Residential
Park/Recreation/Conservation



0 0.35 0.7 Miles



Amendment #

Commission District
Existing Land Use
Proposed Land Use
Rezoning Date
Case Number

ZD – 43

1
MDR
HDR/PRC
October 2004
Z-144

Description:

The site is located between South Cobb Drive and Sandtown Road, just south of Booth Road and at the terminus of Pair Street. The property comprises of 37.955 acres and was rezoned from GC, MHP, R-20, CF, and RM-12 to RM-8 for the development of townhouse-style condominiums.

Definition:

High Density Residential (HDR) provides for areas of housing between five and twelve (5-12) dwelling units per acre.

Park/Recreation/Conservation (PRC) provides for land dedicated to active or passive recreation uses. Conservation is permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views, historic and archaeological resources.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
5. Provide transitions in scale and/or land use between high and low intensity land uses.
6. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
7. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
8. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

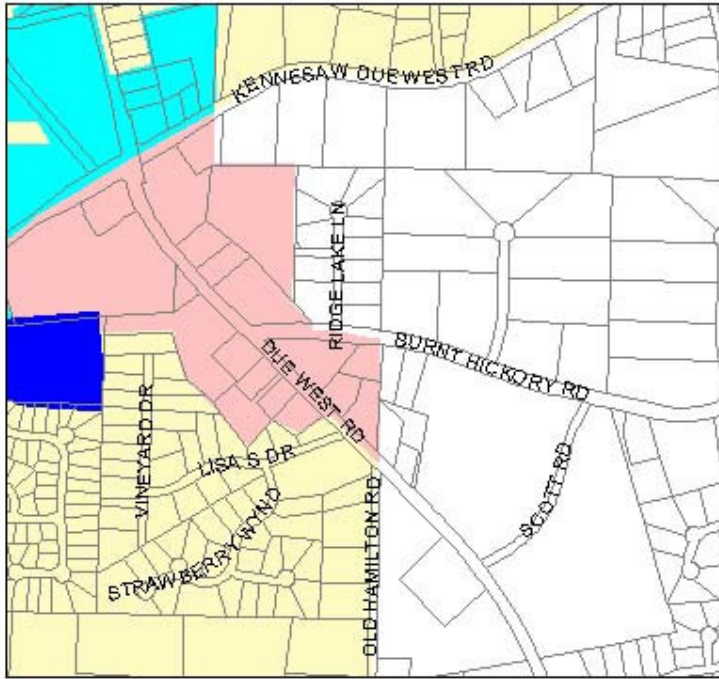
This site is located in a highly congested portion of Cobb County. The property is surrounded by high density residential land uses to the north and a community activity center and medium density residential development to the west, south, & east. The proposed land use of HDR would be more appropriate providing for housing needs in the area. With this proposed amendment, HDR land uses currently located northward would extend further south along Sandtown Road. This will leave a small area MDR between the CAC node at Austell Road and South Cobb Drive and the City of Marietta.

Commissioner Proposed Comprehensive Plan Amendments (CP's)

CP #	District	Location	Current FLU	Proposed FLU	Page No.
1	1	Burnt Hickory Rd	NAC	LDR	108
2	1	Dallas Hwy and Old Trace Rd	NAC	LDR	110
3	1	Kennesaw Ave and Old Hwy 41	MDR	NAC	112
4	1	Mars Hill Church Rd and Dogwood Ln	VLDR	LDR	114
5	2	Paces Ferry Rd and Cumberland Pkwy	RAC, PI	CAC, PRC	118
6	2	Atlanta Rd and I 285	CAC, NAC, MDR	RAC-hdr sub area, CAC, MDR	122
7	2	Johnson Ferry Rd (LL 72)	MDR	PRC	126
8	2	Johnson Ferry Rd (LL 84)	MDR	LDR	128
9	3	I-575 and Bells Ferry Rd	LDR	CAC	130
10	3	Sandy Plains Rd	CAC	MDR	132
11	3	Sandy Plains Rd and Ebenezer Rd	MDR	LDR	134
12	3	Roswell Rd at East Piedmont	PRC	MDR	136
13	3	Roswell Rd at Hood Hershey Drive	MDR	LDR	140
14	4	Veterans Memorial Hwy	IC	NAC	142
15	4	White Rd	IC	MDR	144

COMPREHENSIVE PLAN AMENDMENTS 2004

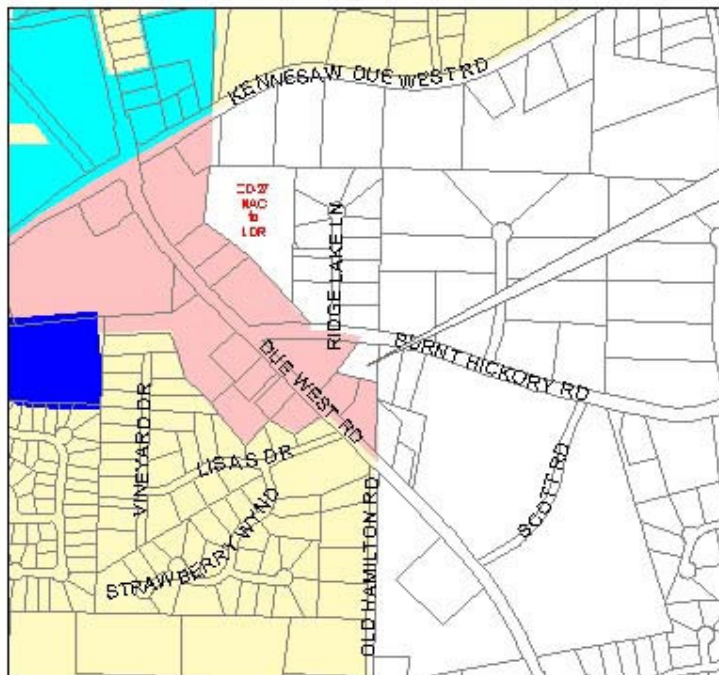
CP - 1 District 1



CURRENT

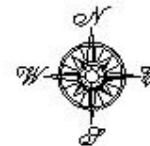
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Neighborhood Activity Center
to
Low Density Residential



0 0.2 0.4 Miles



See also City of Dallas, Texas, City of Dallas, Texas, City of Dallas, Texas

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP – 1

1

NAC

LDR

Description:

Area on the south side of Burnt Hickory Road, east of the intersection of Due West Road and Burnt Hickory Road.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.

Applicable Assessments from the Comprehensive Plan:

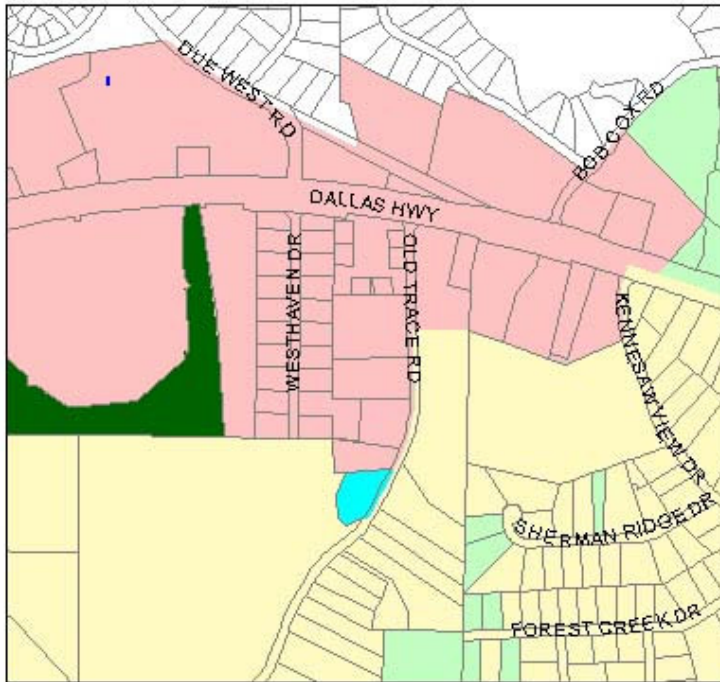
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

Existing and Changing Conditions:

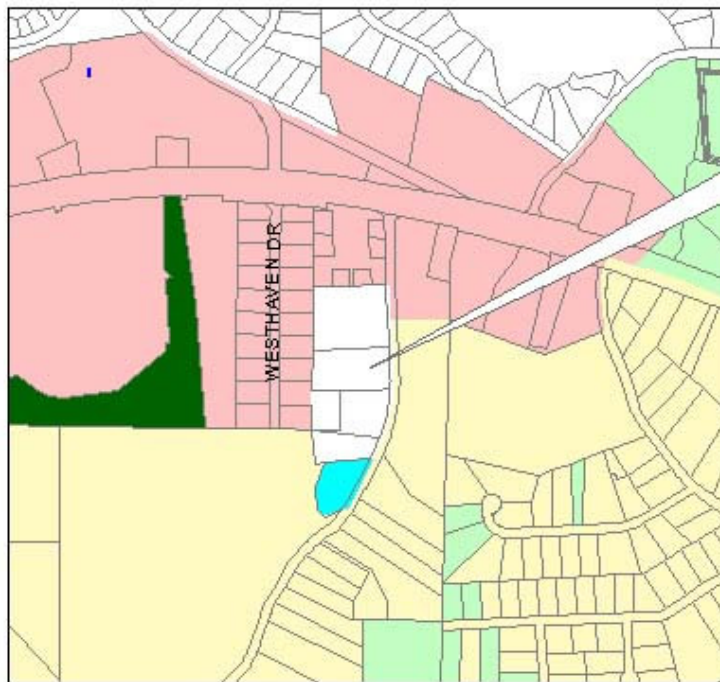
The subject amendment site is currently located in the Neighborhood Activity Center that extends from south of Burnt Hickory to the north along Due West Road. This property is on the eastern edge of the NAC and was heard as Z-57 in May 2004. The applicant's request for zoning to the LRO category for the purpose of an insurance office was denied by the Board of Commissioners. As a result of this decision, staff was directed by the Board of Commissioners to consider removing this area from the NAC to be placed into the LDR land use category. The change would continue to transition the NAC to the existing single-family detached development in the LDR category located east of this site.

COMPREHENSIVE PLAN AMENDMENTS 2004

CP - 2 District 1



CURRENT

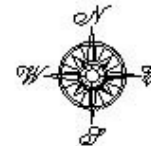


PROPOSED

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

Neighborhood Activity Center
to
Low Density Residential



0 0.05 0.1 0.2 Miles



This map is the property of the City of Dallas. It is not to be used for any other purpose without the written consent of the City of Dallas.

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP – 2

1
NAC
LDR

Description:

Area along western side of Old Trace Road south of Dallas Hwy, east of Westhaven Drive.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.

Applicable Assessments from the Comprehensive Plan:

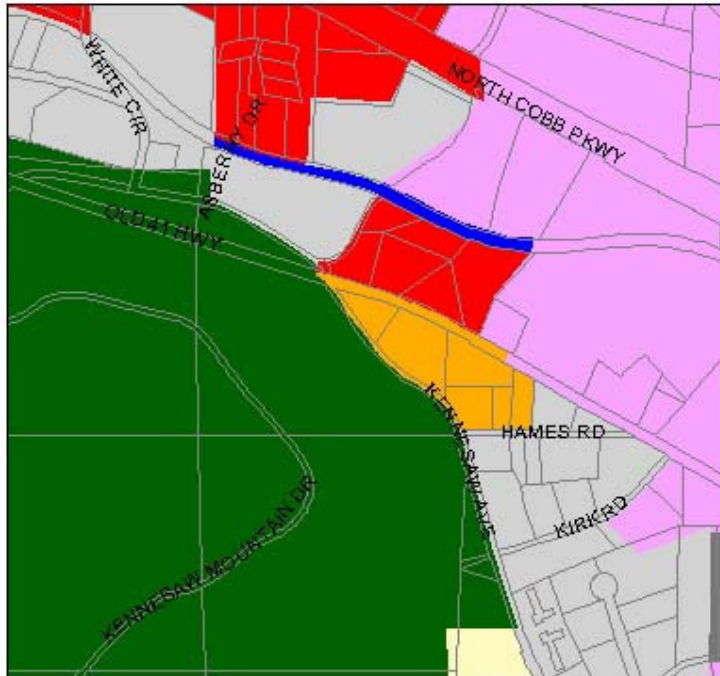
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

Existing and Changing Conditions:

The amendment site consists of five existing tracts currently designated as part of the NAC along Dallas Hwy. The NAC extends from Kennesaw View Drive to Old Hamilton Road. The area within this boundary immediately north of the NAC on the north side of Dallas Hwy. consists largely of residential neighborhoods designated as LDR. As the NAC transitions south of Dallas Hwy., the existing communities are predominantly very low density residential, with pockets of rural residential in the region. The subject property is currently zoned R-20, as are the parcels within the NAC immediately north but within closer proximity to Dallas Hwy. In order to maintain the residential character of the area and to provide an appropriate transition to the VLDR residential designation located south, it is proposed to remove the subject property from the NAC to be placed into the LDR designation.

COMPREHENSIVE PLAN AMENDMENTS 2004

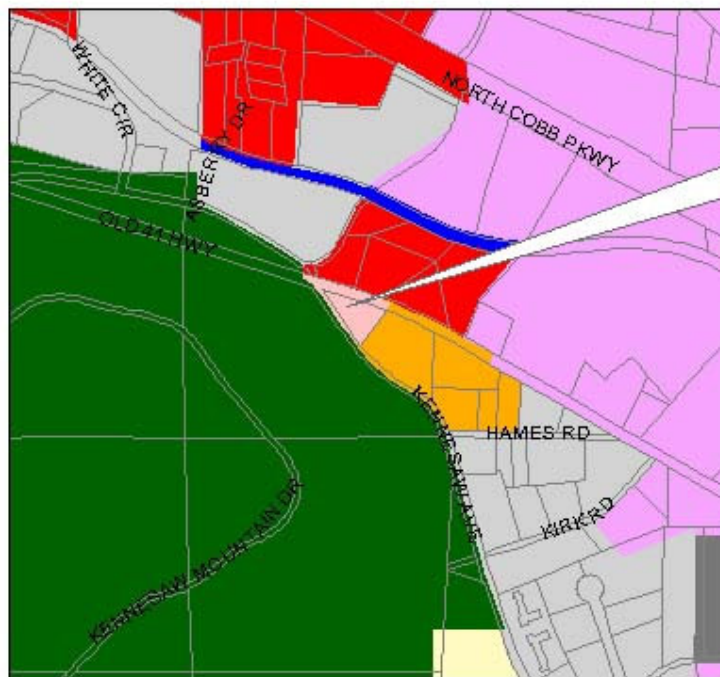
CP - 3



CURRENT

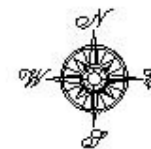
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
to
Neighborhood Activity Center



0 0.05 0.1 0.2 Miles



See also Cobb County GIS, Cobb County Census, City Development

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP - 3

1

MDR

NAC

Description:

Area at the intersection of Old Hwy. 41 and Kennesaw Avenue.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Provide transitions in scale and/or land use between high and low intensity land uses.
3. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. Office and retail uses should be limited to a maximum of two stories.

Applicable Assessments from the Comprehensive Plan:

1. Low intensity office and retail uses should be encouraged to locate in Neighborhood Activity Centers.
2. All uses should be adequately buffered to protect the stability of surrounding residential neighborhoods.

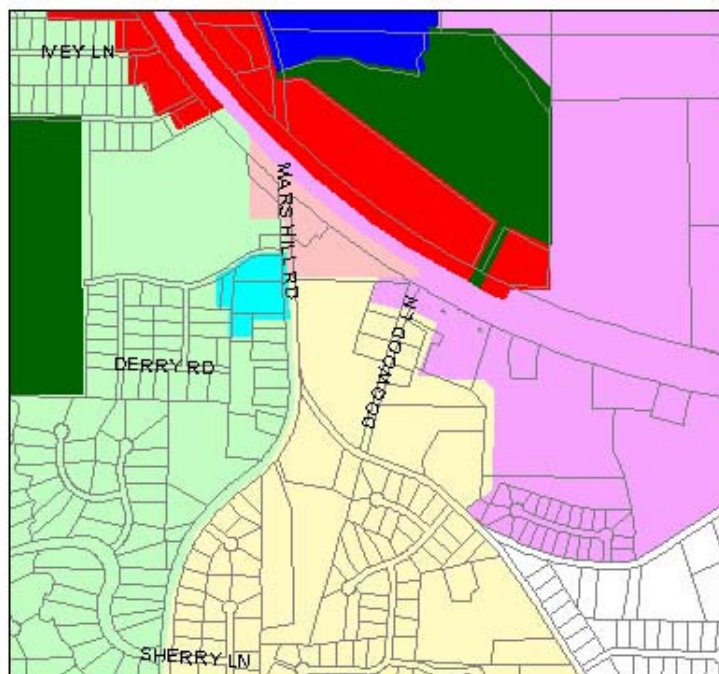
Existing and Changing Conditions:

The subject site is located within the medium density residential land use category. It is bordered by commercial and industrial land uses to the north, including the GP Gypsum Manufacturing Company. Abandoned homes and the vacant land are also sited to the north and east. The vacant land sited east is also in the MDR land use category. The Kennesaw Mountain National Park is on the south side of Kennesaw Avenue adjacent to the subject site in the Park/Recreation/Conservation land use category.

The amendment site currently serves as Louise's restaurant. The commercial use is inappropriately sited in the MDR land use designation. Changing the land use from MDR to NAC correctly identifies the land use, and it transitions the heavier commercial and industrial uses located north to the land designated MDR south and east.

COMPREHENSIVE PLAN AMENDMENTS 2004

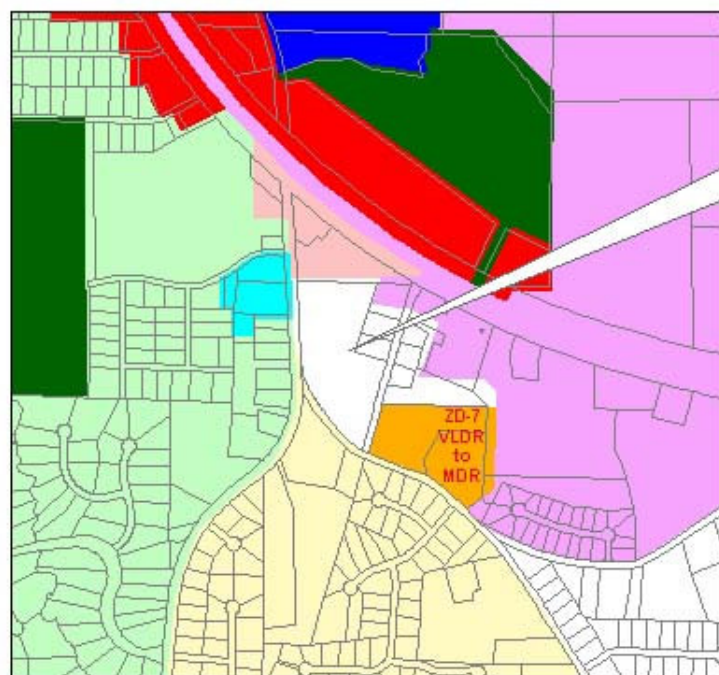
CP - 4 District 1



CURRENT

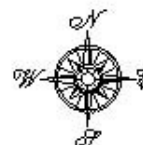
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Very Low Density Residential
to
Low Density Residential



0 0.05 0.1 0.2 Miles



See also: City of Dallas, Texas; County of Dallas, Texas; State of Texas

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP - 4

1
VLDR
LDR

Description:

Area northeast of Mars Hill Church Road, on the both the east and west sides of Dogwood Lane, south of North Cobb Parkway.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

Existing and Changing Conditions:

The amendment area located in transitional zone currently designated as Very Low Density Residential. The subject site consists of one large residential lot and six smaller lots. This area is separated from North Cobb Parkway generally by one parcel in depth along the road. There is a retail strip shopping center, a BP gas/convenience store and an auto detail shop located in the NAC at Mars Hill Road and North Cobb Parkway to the north of the subject site. Other commercial uses are located to the north in the city of Acworth along North Cobb Parkway. East of Mars Hill Road and south of the NAC and the city limits, the land use immediately transitions to VLDR to the south.

Rose Arbor, one-level suburban condominium homes, is currently under development east of Dogwood Lane, north of Mars Hills Road and adjacent to the amendment site. This development was approved as Z-12 in February 2004 by the Cobb Board of Commissioners, and is a proposed comprehensive plan amendment as a zoning decision as a result. In order to provide an appropriate transition form the more intense commercial uses along North Cobb Parkway to the medium and lower density residential uses located to the south, it is recommended to change the are currently designated as VLDR north of Mars Hill Church Road and south of North Cobb Parkway to LDR. Furthermore, as a result of the February 2004 Z-12 zoning decision, staff has been directed consider a text amendment depicting this area as an area of changing development conditions. It is recommended that that the following text be added to the Cobb County Comprehensive Plan, as noted below.

Text Change:

- ♦ Areas that do not have the basic services of water and sewer shall be classified as Very Low Density Residential on the Future Land Use Map.
- ♦ New residential uses should be developed in a manner that helps protect the rural/estate character of these areas.
- ♦ Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

Low Density Residential

The purpose of the Low Density Residential category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Specific development proposals shall be evaluated with respect to the following guidelines:

- ♦ Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- ♦ Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.
- ♦ New residential uses should be developed in a manner that helps protect the character of these areas.
- ♦ Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
- ♦ On February 17, 2004, the Board of Commissioners adopted a land use initiative for the area north of Mars Hill Church Road and South of U.S. Highway 41 in an effort to control residential development patterns. Due to the area's changing development pattern, the Board articulated a desire to modify development intensity. In order to implement this objective, The BOC will consider development within the Low Density Residential (1 - 2.5 du), with Mars Hill Church Road establishing the southernmost boundary of this transitional area. (Amendment of January 18, 2005)

The map of this Low Density Residential area is shown in the Appendix.

Medium Density Residential

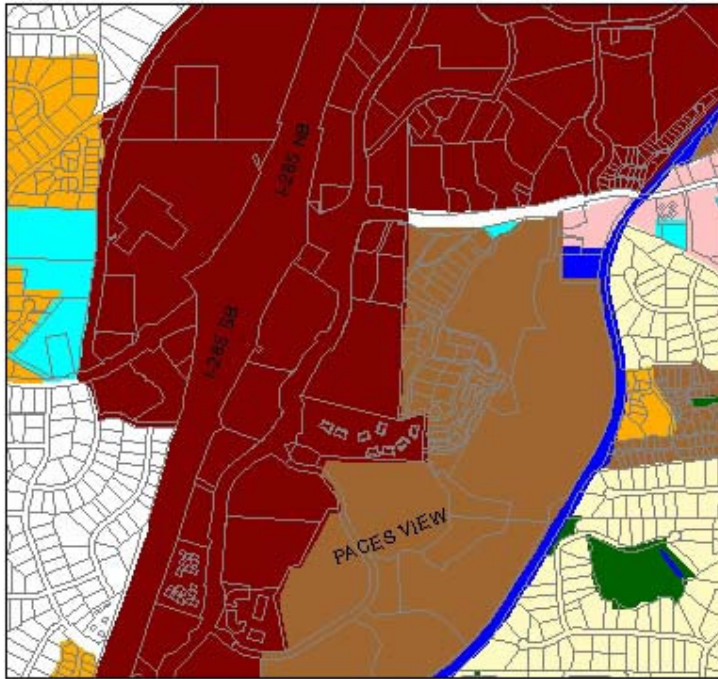
The purpose of the Medium Density Residential category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.

Specific development proposals shall be evaluated with respect to the following guidelines:

- ♦ Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

COMPREHENSIVE PLAN AMENDMENTS 2004

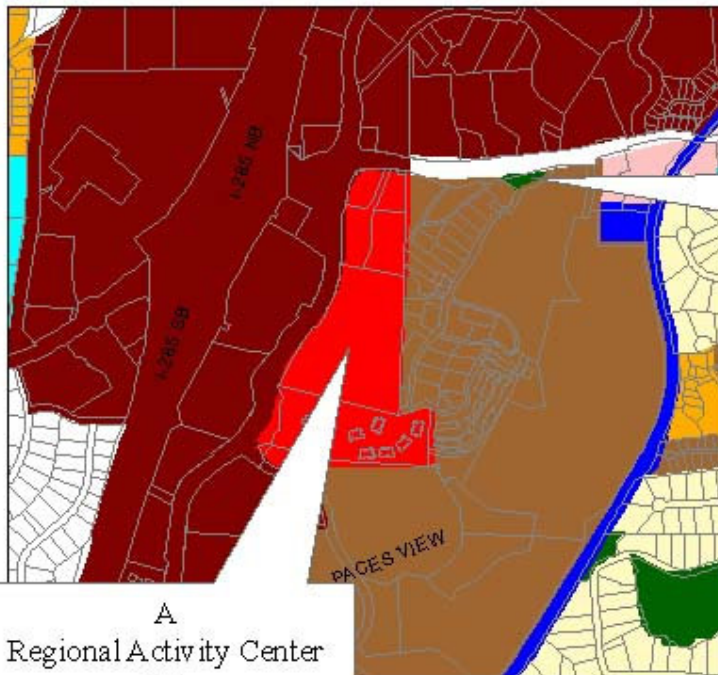
CP - 5 District 2



CURRENT

FUTURE LAND USE

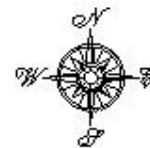
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



A
Regional Activity Center
to
Community Activity Center

PROPOSED

B
Public Institutional
to
Park/Recreation/Conservation



0 0.15 0.3 0.6 Miles



See also: City of Dallas, County of Tarrant, State of Texas, City of Dallas

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP – 5

1
RAC (rs sub area), PI
CAC, PRC

Description:

Area located south of Paces Ferry Road, east of Cumberland Parkway and north of Paces Walk.

Definition:

The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the Park/Recreation/Conservation (PRC) category is to provide for land dedicated to active or passive recreational uses, either publicly or privately owned including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. Plan for growth to occur in an orderly fashion throughout the county.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.
7. Any PRC use should be developed in a manner consistent with other policies in the Cobb Comprehensive Plan.

Applicable Assessments from the Comprehensive Plan:

1. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for “step down” zoning districts and required buffering for these unique circumstances.
3. PRC has the potential to be developed at a regional, community, or neighborhood scale.

Existing and Changing Conditions:

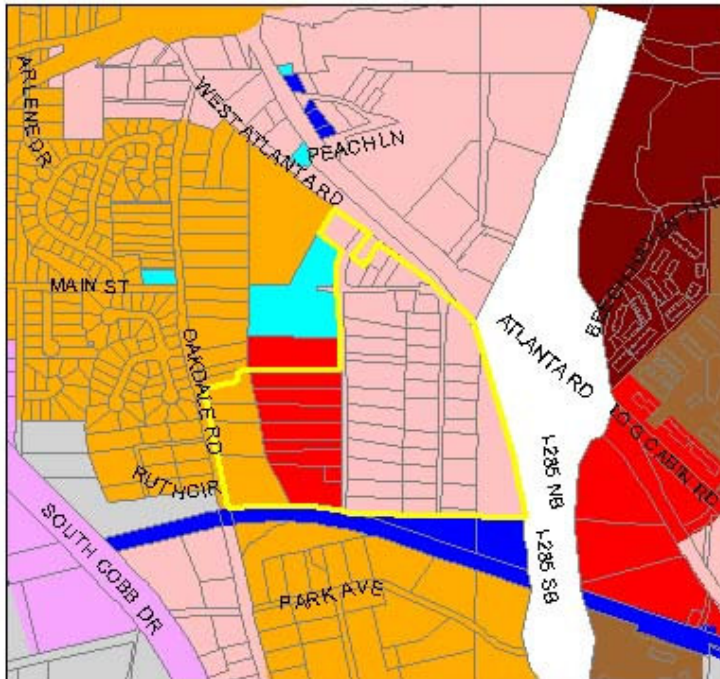
The subject amendment site is located on the eastern boundary of the existing Regional Activity Center. The area has been built-out and developed for several uses including a Home Depot retail store, an extended stay lodge, a drug store, and other food and service retail uses. The area zoning designations are consistent with the existing land uses. The area transitions from more intense commercial and office uses along I-285 to higher density

residential uses to the east. Continuing east, the area then transitions to lower-density residential uses. Although the area zoning designations are consistent, the future land use does not accurately reflect the development trend. In an effort to more accurately reflect land uses, it is recommended that the subject area be removed from the RAC. The uses currently within this area meet the guidelines of the less intensive CAC use. This revision will better reflect the transition of uses from I-285 to the east, exhibiting the pattern of higher intensity to commercial to very low density residential.

The site also includes a remnant Cobb D.O.T parcel at the intersection of Paces Ferry Road and Boulevard Hills Road. This parcel was the result of the realignment of Boulevard Hills Road. The remaining parcel, currently located within the PI land use designation, provides an opportunity for a neighborhood scale park or recreation area. It is recommend that this parcel be designated PRC to provide recreation area and to protect the tract from future development.

COMPREHENSIVE PLAN AMENDMENTS 2004

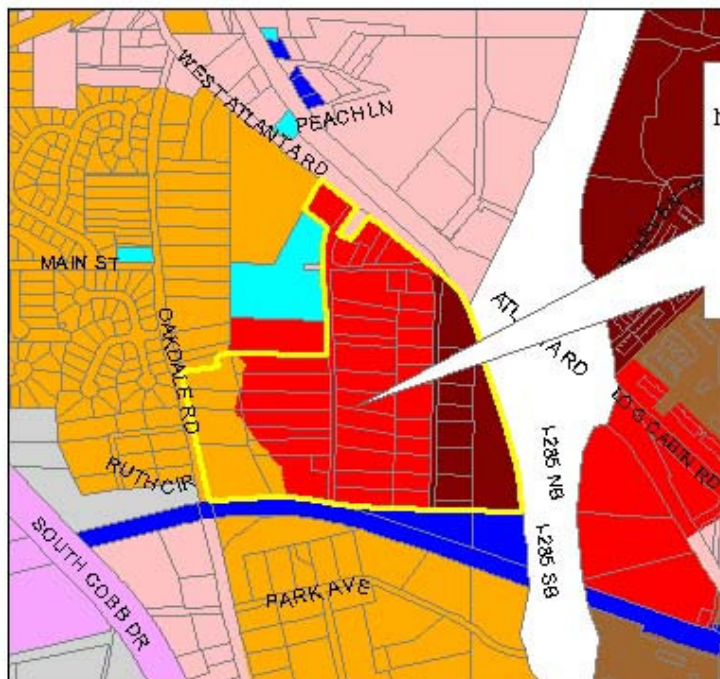
CP - 6 District 2



CURRENT

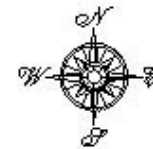
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

COMMUNITY ACTIVITY CENTER
NEIGHBORHOOD ACTIVITY CENTER
MEDIUM DENSITY RESIDENTIAL
to
REGIONAL ACTIVITY CENTER
sub-category: high density Residential
COMMUNITY ACTIVITY CENTER
MEDIUM DENSITY RESIDENTIAL



0 0.1 0.2 0.4 Miles



Map by: Cobb County GIS, Cobb County Community Development

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP - 6

2

NAC/CAC/MDR

RAC (hdr sub area) and MDR

Description:

Area south of Atlanta Road and west of Interstate 285, north of the CSX rail line and east of Oakdale Road.

Definition:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
6. Plan for growth to occur in an orderly fashion throughout the county.
7. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
8. Encourage housing construction in locations where necessary public facilities can be economically provided.
9. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
3. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.
4. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb

- County Zoning Ordinance provides for “step down” zoning districts and required buffering for these unique circumstances.
5. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

Existing and Changing Conditions:

This amendment site is located in highly developing region of the county. This area is on the southern end of the regional activity center. A variety of uses exist both on and around this location. The area has direct access to I-285 via Atlanta Road. The provided access suits the site for development. There are currently several parcels of existing residential single-family residential development located primarily in the NAC. Moving west, the same is also located in an existing CAC and MDR designation. On the north side of Atlanta Road are various commercial and office uses including Repro Products, the Holiday Inn and Winchester Office Park. As previously noted, the RAC exists on the east side of I-285 transitioning to the subject site, then to medium density residential west of Oakdale Road.

The area immediately west of I-285 is suitable for higher density residential development given the location and proximity to available services. It is also an appropriate expansion of the adjacent RAC. Transitioning west and decreasing in intensity, the inclusion of a CAC provides a buffer to the existing residential located east. The existing CAC should be modified to appropriately convert to medium density residential.

COMPREHENSIVE PLAN AMENDMENTS 2004

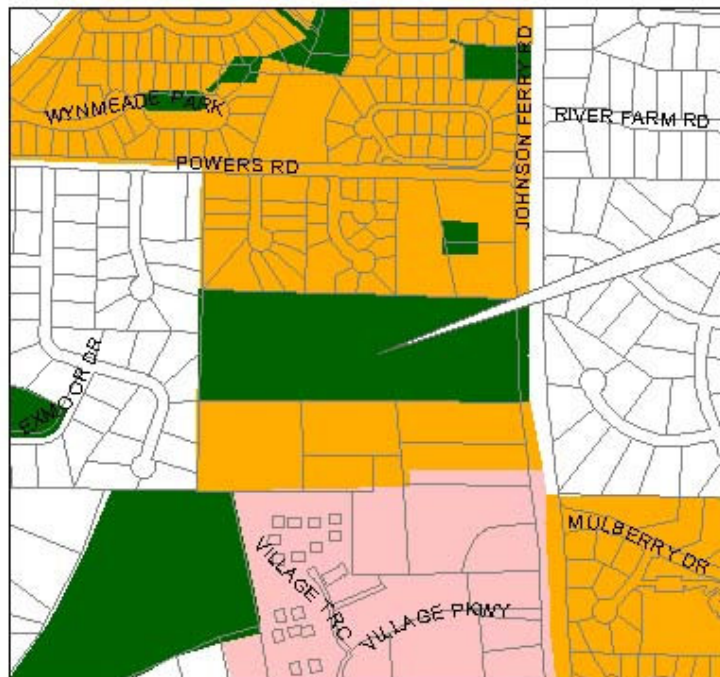
CP - 7 District 2



CURRENT

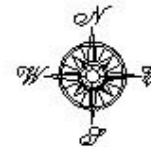
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
to
Park/Recreation/Conservation



0 0.05 0.1 0.2 Miles



See us at 1000 County Road 100, Suite 100, Marietta, GA 30066

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP - 7

2
MDR
PRC

Description:

Area along the west side of Johnson Ferry Road south of Powers Road, west of Hampton Farms.

Definition:

The purpose of the Park/Recreation/Conservation category is to provide for land dedicated to active or passive recreational uses, either publicly or privately owned including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc.

Applicable Policies from the Comprehensive Plan:

1. Any PRC use should be developed in a manner consistent with other policies in the Cobb Comprehensive Plan.
2. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
3. Address compatibility between land uses when making land use decisions.
4. Mitigate possible adverse impacts of new development through the use of screening and buffering.
5. Plan for growth to occur in an orderly fashion throughout the county.

Applicable Assessments from the Comprehensive Plan:

1. PRC has the potential to be developed at a regional, community, or neighborhood scale.
2. This land use category includes environmentally sensitive areas such as floodplains and wetlands.

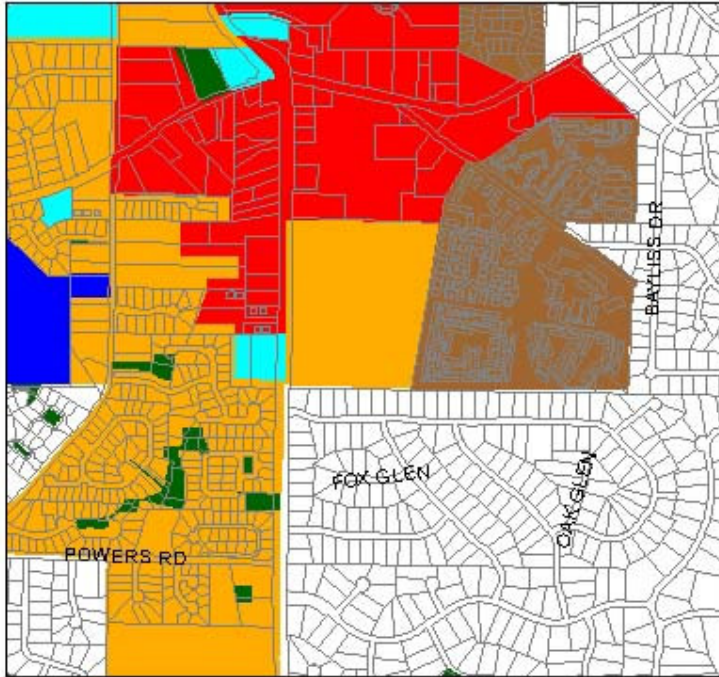
Existing and Changing Conditions:

This site is located south of new development accessed from Powers Road. Two RA-4 subdivisions have been developed, and an RA-5 development is underway at the corner of Johnson Ferry and Powers Road just north of the subject site. MDR encompasses the majority of this land lot and extends north to the southern boundary of the CAC at Johnson Ferry and Lower Roswell Road. Low density residential flanks both the east and west sides of this amendment site.

The RA-5 subdivision adjacent to the north of this site is being developed with an interior park. This open space area has been designated as PRC in an effort to preserve the open space. The Metro North Soccer Fields are located just south west of the amendment site, and is also designated as PRC. The subject site, which is currently zoned R-80, has areas of floodplain as well as steep slopes on the western portion of the property. In an effort to protect water quality, sedimentation and erosion of land, and to mitigate the impacts of surrounding development, this site is recommended to be changed to the PRC land use designation.

COMPREHENSIVE PLAN AMENDMENTS 2004

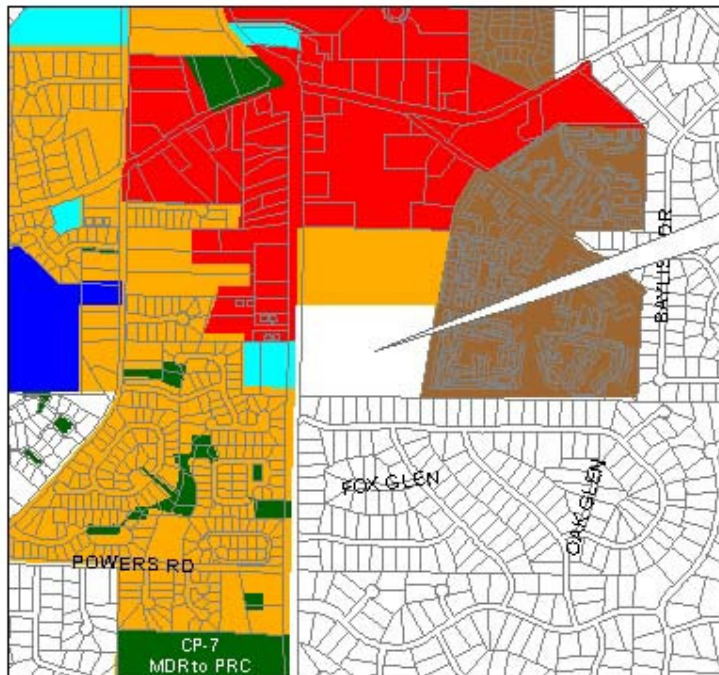
CP - 8 District 2



CURRENT

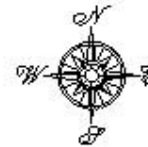
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
to
Low Density Residential



0 0.1 0.2 0.4 Miles



See us. Get the story by E&S, City & County Councils, City Planning and...

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP – 8

2

MDR

LDR

Description:

Area located on the east side of Johnson Ferry Road, north of RiverHill Subdivision.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

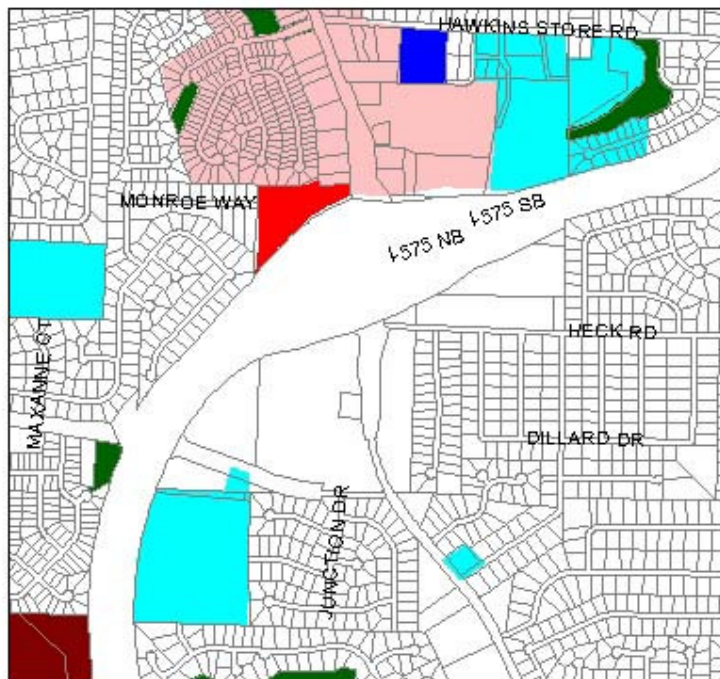
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
3. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

Existing and Changing Conditions:

This site is located on the southern boundary of MDR property on the east side of Johnson Ferry Road and south of Parkaire Landing. A cemetery and offices are located on the west side of Johnson Ferry Road adjacent to the amendment site. The RiverHill Subdivision is located to the south. The subject area is currently zoned R-20. This site provides a transition from the medium density attached development east and the CAC west to the lower density residential subdivision located south. The site is proposed be changed to the LDR designation.

COMPREHENSIVE PLAN AMENDMENTS 2004

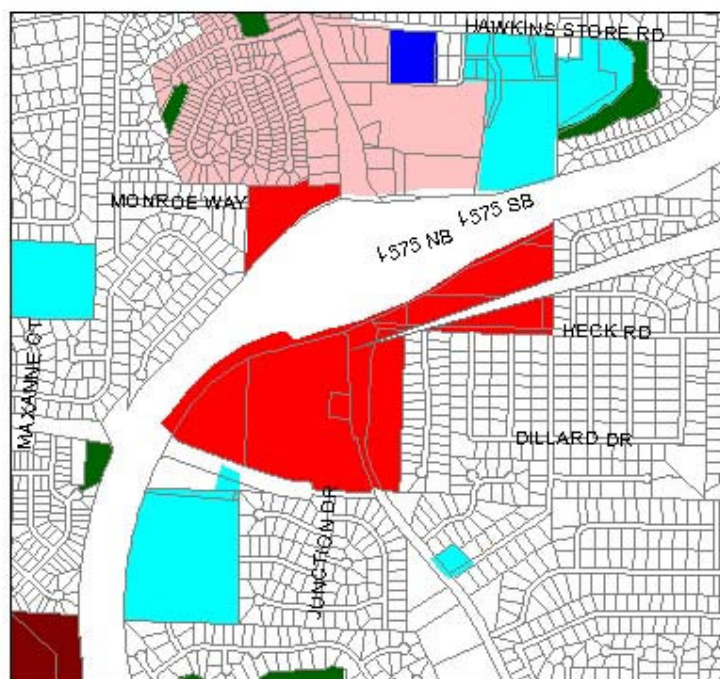
CP - 9 District 3



CURRENT

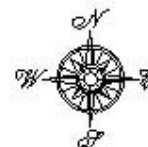
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Low Density Residential
to
Community Activity Center



0 0.1 0.2 0.4 Miles



See map for full details. © 2004, City of Dallas, Texas. All rights reserved.

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP - 9

3
LDR
CAC

Description:

This site is located on the east side of I-575 at the intersection of I-575 and Bells Ferry Road.

Definition:

The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
6. Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

Applicable Assessments from the Comprehensive Plan:

1. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.
2. Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3,000+ acres for commercial/activity center and public/ institutional use in the next 20 years. Certain properties could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

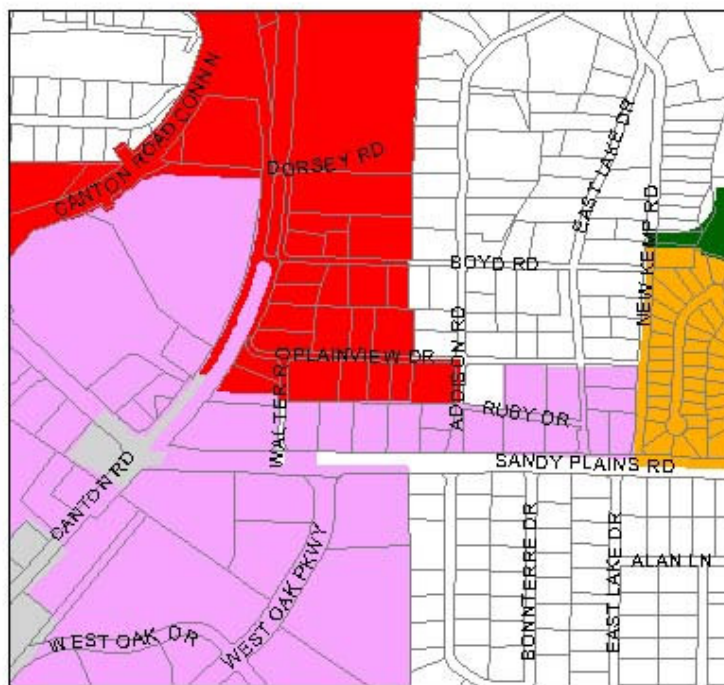
Existing and Changing Conditions:

This large tract of undeveloped land extends north along Bells Ferry Road (on both sides) from North Booth Road to I-575. The site also extends east, and north along Heck Road to I-575. The site is surrounded on the north and east side by I-575, and to the south and west by single-family residents.

The future land use make-up of the area is a combination of commercial and residential uses. Because backing-up residential uses to an interstate is not considered good planning, the site would be more viable as an activity center. Due to the accessibility of I-575 the best use for this particular site would be a Community Activity Center. Currently the property is designated Low Density Residential (LDR).

COMPREHENSIVE PLAN AMENDMENTS 2004

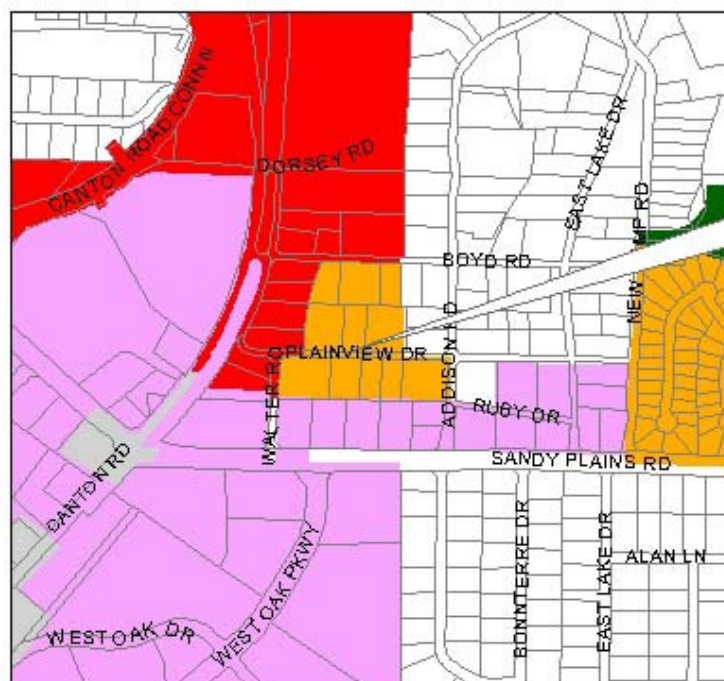
CP - 10 District 3



CURRENT

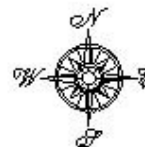
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Community Activity Center
to
Medium Density Residential



0 0.05 0.1 0.2 Miles



See us at the County Clerk's Office, Calhoun County Courthouse, Canton, MS

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP – 10

3
CAC
MDR

Description:

Area near the northeast intersection of Sandy Plains Road and Canton Road at Plainview Drive.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Encourage housing construction in locations that are accessible to services and employment.
3. Address compatibility between land uses when making land use decisions.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential uses.

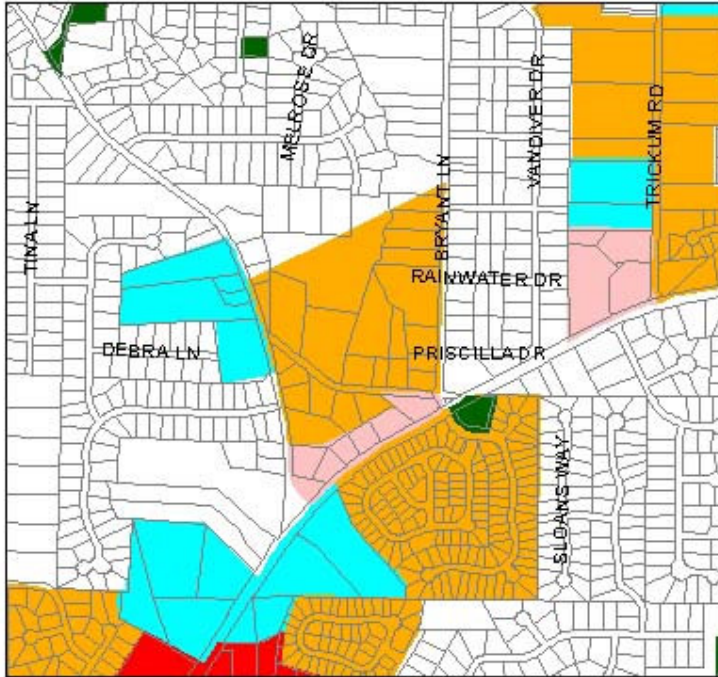
Existing and Changing Conditions:

This site is located in a transitioning district of land uses. The Marietta City limits are adjacent to the south containing fast-food, retail and other commercial uses. The subject site is also adjacent to commercial uses to the west which front Canton Road. The area from Canton Road over to New Kemp Road is zoned NS. Half of this area is currently in CAC, with the other half falling in LDR.

Other than the lots fronting Canton Road, the entire area south of Boyd Road, north of Ruby Drive is residential. The area lacks commercial road frontage. There is no transition from the more intense commercial uses along Canton Road and in the city of Marietta to the existing residential development. Changing the subject area from CAC to MDR provides that transition and helps to protect the existing neighborhood from negative developmental impacts.

COMPREHENSIVE PLAN AMENDMENTS 2004

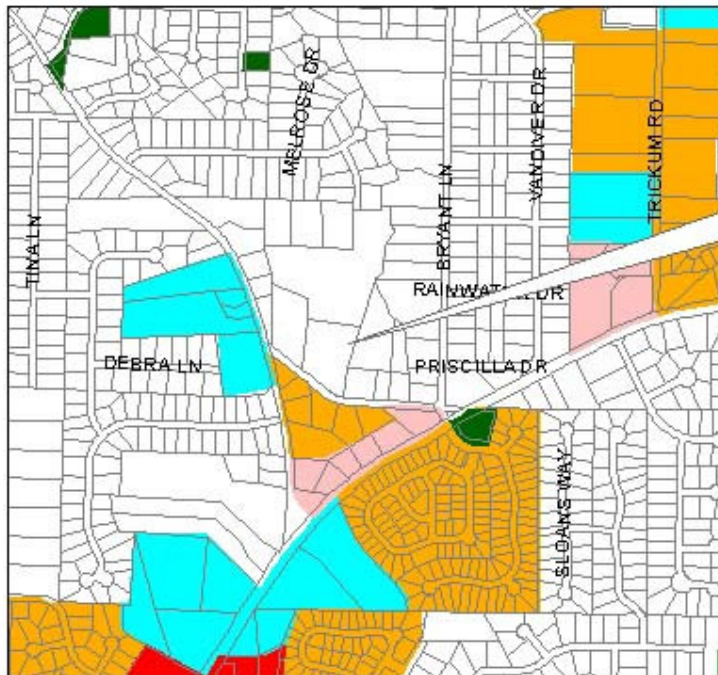
CP - 11 District 3



CURRENT

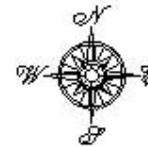
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Medium Density Residential
to
Low Density Residential



0 0.05 0.1 0.2 Miles



See us at Expo Center by G23, South County Center, City Center and

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP - 11

3

MDR

LDR

Description:

The area in question is located north of Sandy Plains Road and Beaver Shop Road between Bryant Lane and Ebenezer Road.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
2. Address compatibility between land uses when making land use decisions.
3. Plan for growth to occur in an orderly fashion throughout the county.
4. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

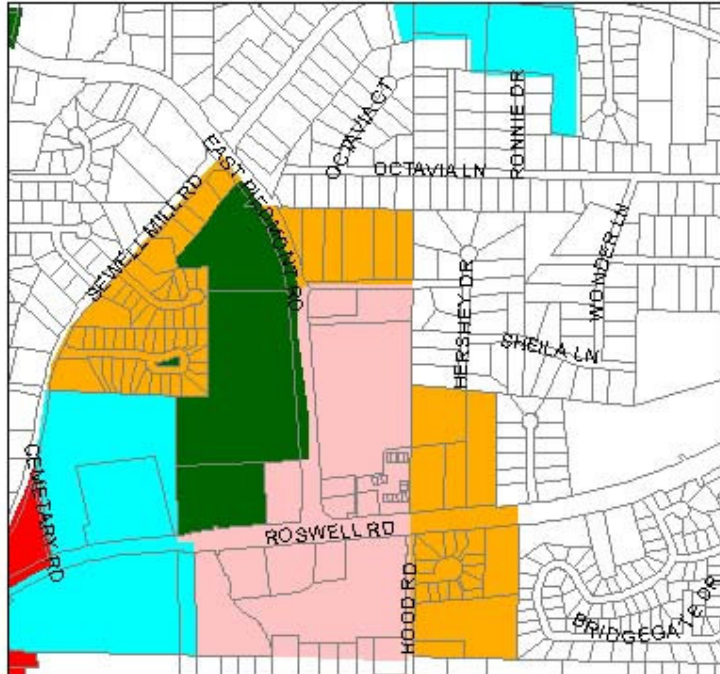
1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

The area in question is the Medium Density Residential area just off of Sandy Plains Road, north of Beaver Shop and between Bryant Lane and Ebenezer Road. Approximately, 14.8 out of 28.2 acres of this site went through the rezoning process (Z-17 February 2004). The applicant proposed a RA-5 zoning with an overall density of 3.5 units per acre. However, the Board of Commissioners deleted the request to R-15 and stipulated a maximum density of 2.5 units per acre, which is at the top of the LDR density range. To conform to the mandated density, the proposed land use is LDR. Due to the rezoning and density change, the adjacent MDR land use is being proposed to LDR as well. The MDR south of Beaver Shop Road will remain to act as a transition from the NAC along Sandy Plains Road to the proposed LDR site.

COMPREHENSIVE PLAN AMENDMENTS 2004

CP - 12, CP - 13 District 3

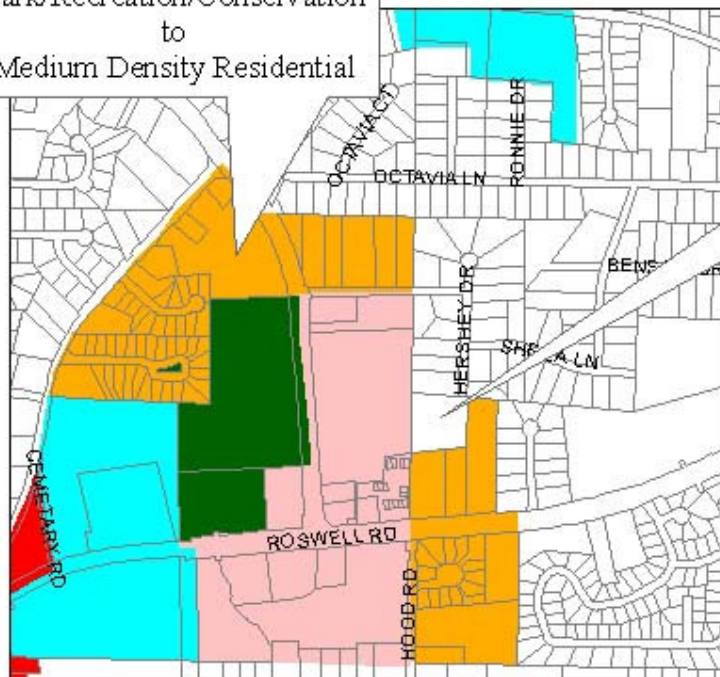


FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

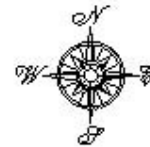
CP - 12
Park/Recreation/Conservation
to
Medium Density Residential

CURRENT



CP - 13
Medium Density Residential
to
Low Density Residential

PROPOSED



0 0.05 0.1 0.2 Miles



See us at the 2004 Census by GIS, South County Census, City Council meeting

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP - 12

3

PRC

MDR

Description:

Property is located near the corner of Sewell Mill Road and East Piedmont Road.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Encourage housing construction in locations that are accessible to services and employment.
2. Address compatibility between land uses when making land use decisions.
3. Mitigate possible adverse impacts of new development through the use of screening and buffering.
4. Provide transitions in scale and/or land use between high and low intensity land uses.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.
6. Encourage housing construction in locations where necessary public facilities can be economically provided.

Applicable Assessments from the Comprehensive Plan:

1. New residential uses should be developed in a manner that helps protect the character of these areas.

Existing and Changing Conditions:

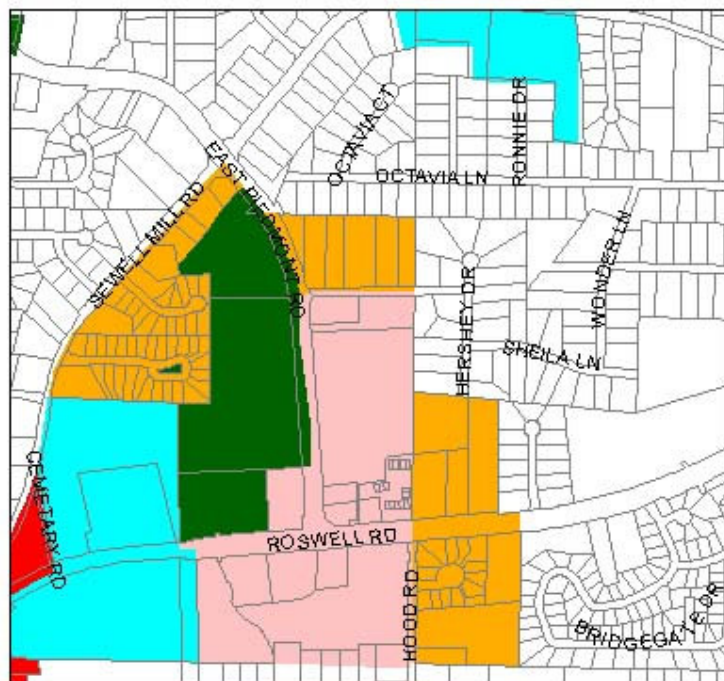
Property is located near the corner of Sewell Mill Road and East Piedmont Road. It is just north of the YMCA on East Piedmont Road. The current land use is Park/Recreation/Conservation (PRC) and Medium Density Residential. Majority of the tract is made up of PRC, while the areas along Sewell Mill Road are MDR.

The property is currently being used under a Special Land Use Permit by the YMCA. After confirming that the land is not owned by the YMCA, it is being proposed that the PRC portion of the property be converted to a MDR future land use. The site is bordered on the North, East, & West by MDR and to the south by PRC where the YMCA does own property. The proposed relatively more intense MDR use would act as a transition from the community use to the less intense Low Density Use to the north. The property also shares a common southeast corner with an existing NAC extending from Roswell Road north to Sandy Springs Lane. It is recommended that that the following text be added to the Cobb County Comprehensive Plan regarding the NAC, as noted below.

- ♦ In order to establish a node cutoff point southeast of the existing Community Activity Center at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a Neighborhood Activity Center on the southeast side of the West Cobb Parkway, north of Goose Ridge. Due to this Neighborhood Activity Center's proximity to residential uses along the West Cobb Parkway and Goose Ridge, the Board of Commissioners will only consider uses permitted within the LRO zoning district. Residentially compatible architecture will be of paramount importance, as will limitations of impervious surfaces to protect an existing lake within the NAC. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 11, 2001)*
- ♦ In recognition of the existing low density and medium density residential uses at and around the intersection of East Piedmont Road and Sandy Springs Lane, the Board of Commissioners recognizes the northern boundary of the node as Sandy Springs Lane. Because of the close proximity of the two underdeveloped properties that constitute the northern NAC boundary to residential uses east and west of East Piedmont Road near Sandy Springs Lane, the Board of Commissioners will only consider uses permitted within the LRO Zoning District. The Board of Commissioners will also prohibit any non-residential access for these two properties onto Sandy Springs Lane. Adequate buffering will be of paramount importance and applications for rezoning of property in this portion of the NAC will be evaluated for appropriateness based upon this criteria. *(Amendment of January 18, 2005)*
- ♦ Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

COMPREHENSIVE PLAN AMENDMENTS 2004

CP - 12, CP - 13 District 3

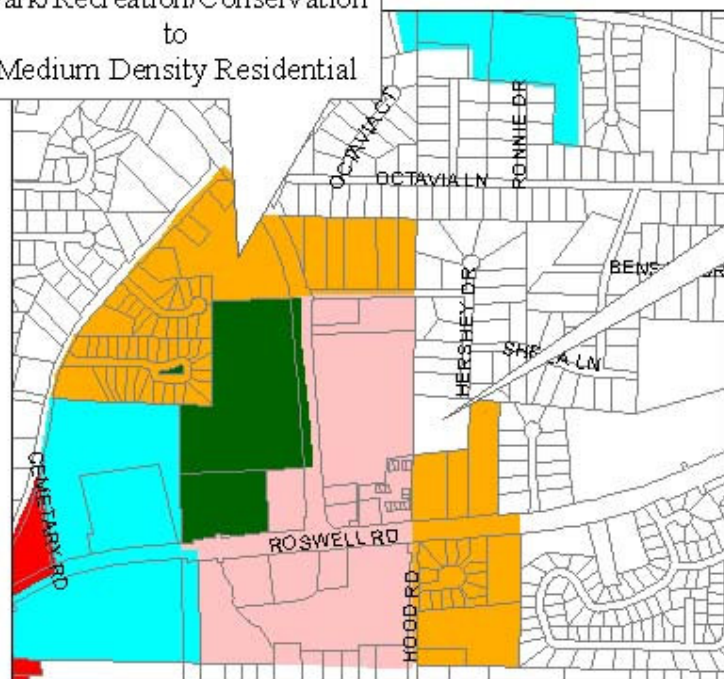


FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit

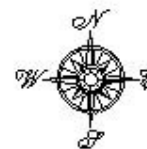
CP - 12
Park/Recreation/Conservation
to
Medium Density Residential

CURRENT



PROPOSED

CP - 13
Medium Density Residential
to
Low Density Residential



0 0.05 0.1 0.2 Miles



See us at City Hall, 500 Marilla Street, Suite 100, Dallas, TX 75201

Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP – 13

3

MDR

LDR

Description:

The subject property is located on the north side of Roswell Road at the terminus of Hershey Drive.

Definition:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Plan for growth to occur in an orderly fashion throughout the county.
5. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

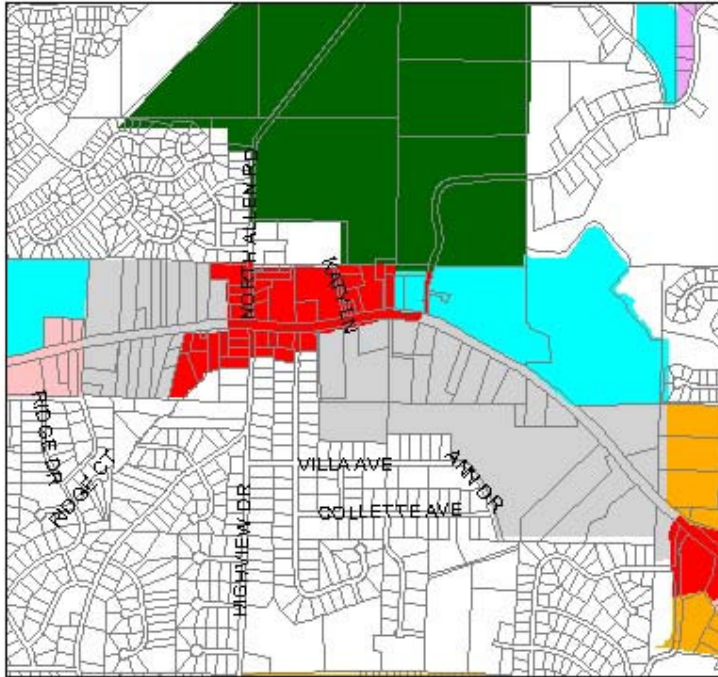
1. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

Existing and Changing Conditions:

The subject property is located near the intersection of Roswell Road and East Piedmont Road. It is at the terminus of Hershey Drive directly behind a shopping center and property that was previously approved to RA-5 zoning. The heavily wooded tract contains one residential home and is approximately 2.5 acres. The future land use designation to the west is NAC, to south and east is MDR, and to the north is LDR. Considering the character of the property and the surrounding property to the north, Low Density Residential (LDR) is an appropriate use for the property.

COMPREHENSIVE PLAN AMENDMENTS 2004

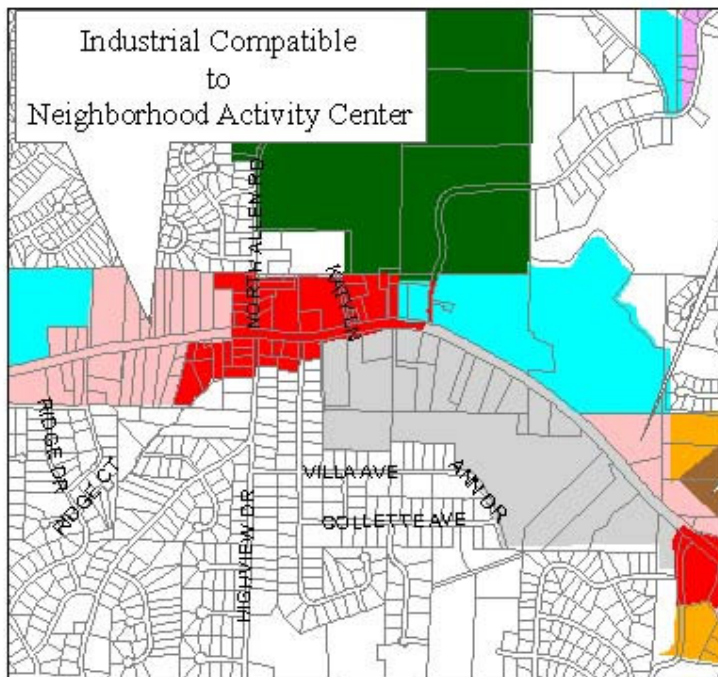
CP - 14 District 4



CURRENT

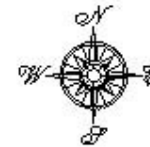
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Industrial Compatible
to
Neighborhood Activity Center



CD-28
MDR IC
to
HDR, NAC

0 0.125 0.25 0.5 Miles



See us at City Hall, 1200 Elm St., Suite 100, Dallas, TX 75201

Amendment #

Commission District
Existing Land Use
Proposed Land Use

CP – 14

4
IC
NAC

Description:

This Commissioner Proposal is broken into two different areas along Veterans Memorial Highway. Section A constitutes the Industrial Compatible west of Allen Road and North Allen Road. Section B represents the Industrial Compatible on the north side of Veterans Memorial Highway east of Pebblebrook Road, between the current Public Institutional use and Medium Density Residential use.

Definition:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Applicable Policies from the Comprehensive Plan:

1. Address compatibility between land uses when making land use decisions.
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Provide transitions in scale and/or land use between high and low intensity land uses.
4. Ensure that non-residential sites are designed for adequate buffering, parking and open space.
5. A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low intensity office or higher density residential uses.

Applicable Assessments from the Comprehensive Plan:

1. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for “step down” zoning districts and required buffering for these unique circumstances.

Existing and Changing Conditions:

There are existing and changing conditions affecting the use and development of the property all along Veterans Memorial Highway. The proposal will not have an adverse affect on the usability of adjacent or nearby property. The Neighborhood Activity Center use would be more compatible with the residential and public uses and would compliment the existing commercial uses.

Section A of the proposal is surrounded on the north and south by Low Density Residential (LDR) uses and to the east by a Community Activity Center (CAC) and to the west by Neighborhood Activity Center (NAC) and Public Institutional (PI). If this section of the proposal is approved it would extend the NAC east and north along Veterans Memorial Highway to the established CAC node.

Section B of the proposal lies on the north side of Veterans Memorial Highway between a PI use and MDR use. To the south, across Veterans Memorial Highway, Industrial Compatible (IC) future land is present. If this section of the proposal is approved it would provide a neighborhood activity use for the surrounding residential uses

COMPREHENSIVE PLAN AMENDMENTS 2004

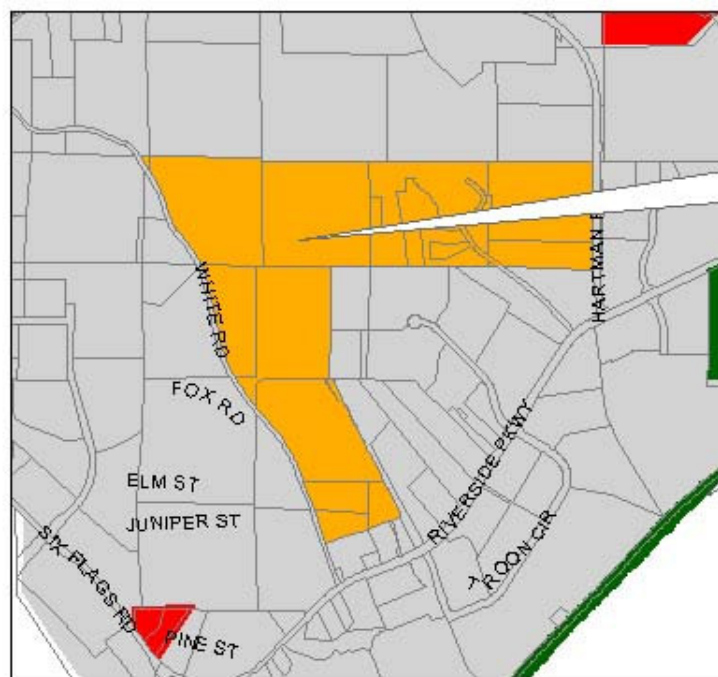
CP - 15 District 4



CURRENT

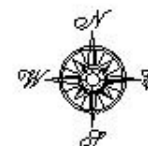
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- City Limit



PROPOSED

Industrial Compatible
to
Medium Density Residential



CD-28
MDR, IC
&
HDR, NAC

0 0.15 0.3 0.5 Miles



Amendment #

Commission District

Existing Land Use

Proposed Land Use

CP – 15

4

IC

MDR

Description:

This Commissioner Proposal is located south of Interstate 20 along White Road. The proposed future land use change would comprise all of land lots 865, 790, 777, 702, 701, 700, 699 and part of land lots 778, 789, 866.

Definition:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Applicable Policies from the Comprehensive Plan:

1. Encourage housing construction in locations that are accessible to services and employment.
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. New residential uses should be developed in a manner that helps protect the character of these areas.

Applicable Assessments from the Comprehensive Plan:

1. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.
2. Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.

Existing and Changing Conditions:

Currently this entire area has a future land use classification of Industrial Compatible (IC). It is also surrounded on all sides by IC. However, the majority of the property has a residential zoning from MHP to RM-12 and is undeveloped. A lot of surrounding property to the north and west is also undeveloped. White road, which dissects this proposal, is considered a minor collector feeding into the Factory Shoals Road to the north and Riverside Parkway to south where industrial uses are more appropriate. Due to existing and changing conditions affecting the subject property the future land use classification being considered is Medium Density Residential.

Staff Proposed Comprehensive Plan Amendments (SP's)

SP NO.	District	Location	Page No.
1	1, 3	Town Center CID	148
2	3	Kinjac Rd terminus	154
3	3	Wilson Rd (I-575 at Chastain Rd)	156
4	County-wide	LDR FLUM designated areas	159

COMPREHENSIVE PLAN AMENDMENTS 2004

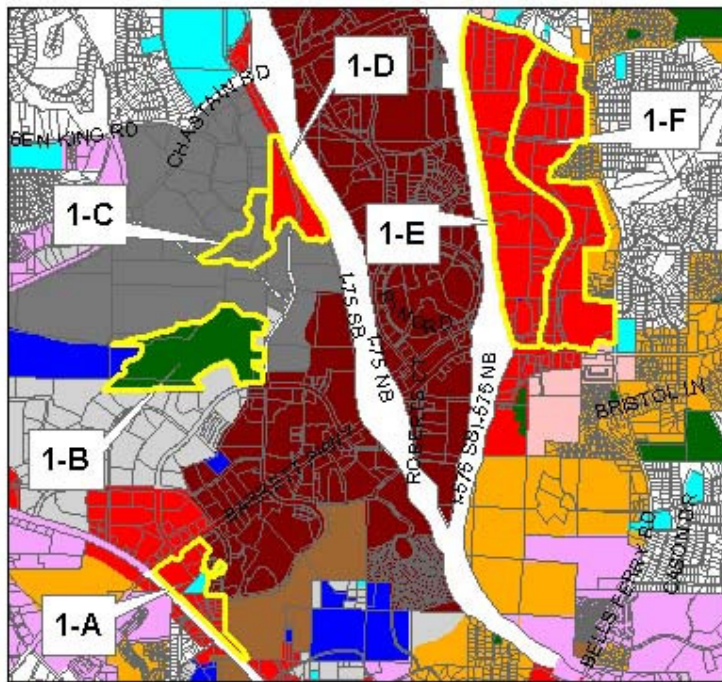
SP - 1

TOWN CENTER CID

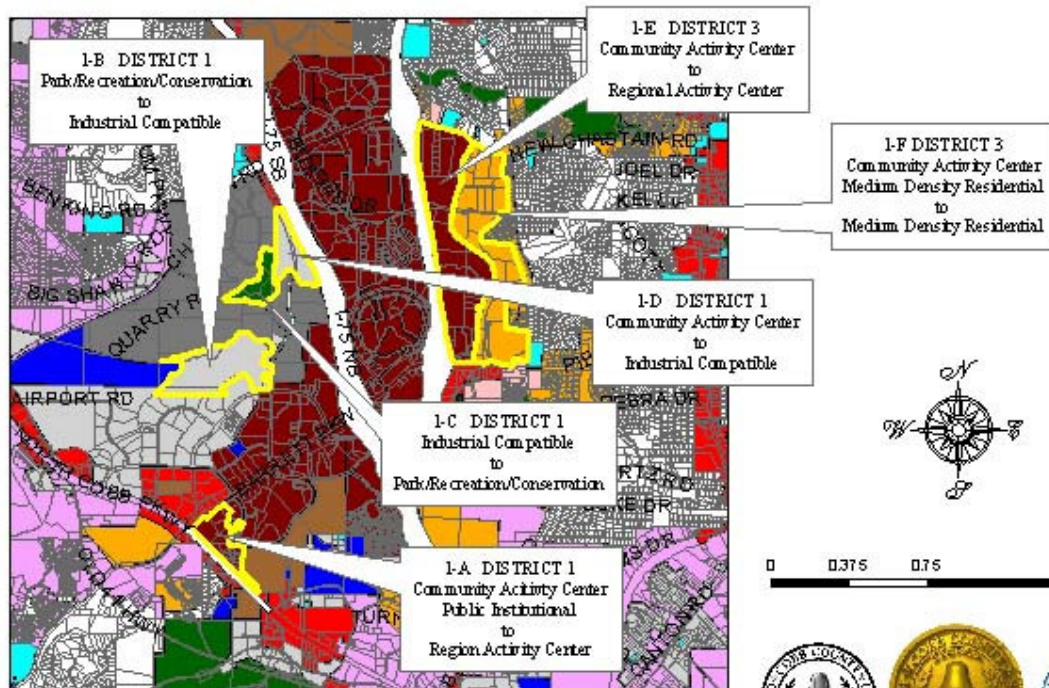
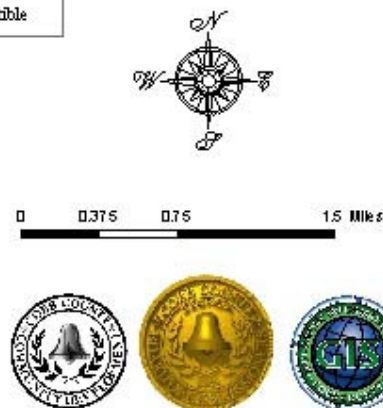
District 1 & 3

FUTURE LAND USE

- | | |
|---|--|
|  | Rural Residential |
|  | Very Low Density Residential |
| | Low Density Residential |
|  | Medium Density Residential |
|  | High Density Residential |
|  | Neighborhood Activity Center |
|  | Community Activity Center |
|  | Regional Activity Center |
|  | Industrial Compatible |
|  | Industrial |
|  | Transportation/Communication/Utilities |
|  | Public Institutional |
|  | Park/Recreation/Conservation |
|  | City Limit |



CURRENT

**PROPOSED**

Amendment

Commission District
Element of Comprehensive Plan

SP – 1 (Town Center CID)

1, 3
Land Use
Future Land Use Map

District	Reference	Current FLUM	Proposed FLUM
1	1-A	CAC/PI	RAC
1	1-B	PRC	IC
1	1-C	IC	PRC
1	1-D	CAC	IC
3	1-E	CAC	RAC
3	1-F	CAC/MDR	MDR

Description:

Area includes six tracts of land located (1-A) at the northeaster corner of Cobb Parkway (US 41) and Barrett Parkway intersection, (1-B) northwestern corner of Cobb Place Blvd. and Barrett Lakes Blvd. intersection, (1-C) northern side of Duncan Road along both sides of Noonday Creek, (1-D) north of Noonday Creek and west of Interstate 75, (1-E) eastern side of Interstate 575 south of Chastain Road, north of Barrett Parkway and west of Chastain Meadows Parkway, (1-F) eastern side of Chastain Meadows Parkway south of Chastain Road, north of Barrett Parkway and west of Bells Ferry Road.

Background:

The purpose of the Town Center Area Master Plan is to make recommendations related to the existing and changing land use conditions surrounding the Town Center Community Improvement District (CID) area, in order to develop a comprehensive plan focused on potential transportation improvement projects, land use amendments, transit-oriented development patterns, Cobb County McCollum Airport Air Installations Compatible Use Zone (AICUZ) impact area, and revisions to current plan developmental program priorities. The proposed changes will also address the neighboring community concerns in these potential developmental transition areas in an effort to buffer these established communities around the Regional Activity Center boundaries.

(1-A)

Applicable Policies from the Comp. Plan:

1. Address compatibility between land uses when making land use decisions
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Because of the proximity to the McCollum AICUZ and the unique urban characteristics of the RAC, building height and density shall be reviewed on a case-by-case basis.
4. Provide sufficient opportunities for each land use type to serve the needs of the community and maintain the current tax base balance.
5. Office, retail, personal service, apartment lodging and other high density residential uses should be encouraged to be developed together as self-contained mixed use projects.
6. Increase mixture of residential development uses with attached and detached housing units, reduce parking requirements, and pedestrian-oriented site design developments.
7. Ensure that non-residentially sites be designed for adequate buffering, parking, and open space preservation.

(1-A)

Applicable Assessments from the Comp. Plan

1. Regional Activity Centers shall be located in close proximity to the intersection of two freeways and their access ramps to/from adjacent arterial streets.
2. Proposals at the high end of the range of densities should be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses.
3. Table 64, which projects residential acreage needs (2015) assuming development at the low point of allowable density ranges, indicates a housing unit shortage (22,165 units) in 2015. Table 65, which projects residential acreage needs (2015) assuming development at the midpoint of allowable density ranges, indicates a slight housing shortage (2,476 units) in 2015. Table 66, which projects residential acreage needs (2015) assuming development at the maximum/highpoint of allowable density ranges, indicates a large surplus of housing units (20,180 units) in 2015.

(1-A)

Existing and Changing Conditions:

Bordered by Barrett Parkway and Cobb Parkway (US 41) the site is an area experiencing intensive activity with large box retail uses at an intersection that has some of the highest average daily traffic (ADT) counts in the county. Expansion of the Regional Activity Center to Cobb Parkway will ensure these uses provide a transition from the adjoining, less intensive retail and residential uses along the Greers Chapel Road, Barrett Parkway and Cobb Parkway.

(1-B)

Applicable Policies from the Comp. Plan:

1. Regional access location serving employment areas consisting of light industrial, office/warehouse, distribution and supporting commercial service uses shall be encouraged to locate in Industrial Compatible areas.
2. Because of the proximity to the McCollum AICUZ and the unique urban characteristics of the area, building height and density shall be reviewed on a case-by-case basis.
3. Industrial Compatible areas serve as a transitional category between more intensive uses and less intensive uses.
4. Due to the importance of transportation mobility in manufacturing and distribution, Industrial Compatible areas should be located where there is safe, direct access to the regional freeway system.

(1-B)

Applicable Assessments from the Comp. Plan

1. Table 68, which projects Industrial Compatible needs (2015), indicates a slight surplus of said acreage (215 acres) in 2015. Currently, the majority of the county's undeveloped, light industrial zoned property is in the South, Southwest, and North Planning Areas.

(1-B)

Existing and Changing Conditions:

The site is located along the eastern terminus point for McCollum Airport in an area that has been utilized for rock quarry mining. The land is buffered to the west by the Noonday Creek tributary. The location falls directly within the AICUZ for McCollum Airport, where any efforts to consider office/warehouse uses would necessitate FAA permitting for airplane arrival/departure demands. McCollum is the third busiest airport in the State.

(1-C)

Applicable Policies from the Comp. Plan:

1. Consider impacts to adjoining residents when making land use and housing decisions, in order to protect established neighborhoods from negative impacts of residential and non-residential developments.
2. Educate citizens, local officials, and land developers as to the value of natural resources, site development impacts, and alternatives to land resource protection.

3. Mitigate possible adverse impacts of new development through the use of screening and buffering.

(1-C)

Applicable Assessments from the Comp. Plan

1. New residential uses should be developed in a manner that helps protect the character of these areas.
2. Provide for land acquisition practices that ensure protection of natural and cultural resources in areas experiencing development activity to provide opportunities for passive recreation and community-based activities.

(1-C)

Existing and Changing Conditions:

The site is contiguous with Duncan Road and is currently zoned for Industrial Compatible land uses. The location is being reconsidered to reclaim the area for passive recreational uses and to also serve as a potential trailhead location for the proposed Noonday Creek Trail.

(1-D)

Applicable Policies from the Comp. Plan:

1. Regional access location serving employment areas consisting of light industrial, office/warehouse, distribution and supporting commercial service uses shall be encouraged to locate in Industrial Compatible areas.
2. Because of the proximity to the McCollum AICUZ and the unique urban characteristics of the area, building height and density shall be reviewed on a case-by-case basis.
3. Industrial Compatible areas serve as a transitional category between more intensive uses and less intensive uses.
4. Due to the importance of transportation mobility in manufacturing and distribution, Industrial Compatible areas should be located where there is safe, direct access to the regional freeway system.

(1-D)

Applicable Assessments from the Comp. Plan

1. Table 68, which projects Industrial Compatible needs (2015), indicates a slight surplus of said acreage (215 acres) in 2015. Currently, the majority of the county's undeveloped, light industrial zoned property is in the South, Southwest, and North Planning Areas.

(1-D)

Existing and Changing Conditions:

The land is located along the western side of Interstate 75, south of Chastain Road, north of Duncan Road, and bisected by Barrett Lakes Blvd. The site's access to Interstate 75 and the surrounding land uses being Industrial Compatible in nature promote the land use change from Community Activity Center and provide a better assemblage of similar development uses.

(1-E)

Applicable Policies from the Comp. Plan:

1. Address compatibility between land uses when making land use decisions
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Because of the proximity to the McCollum AICUZ and the unique urban characteristics of the RAC, building height and density shall be reviewed on a case-by-case basis.
4. Provide sufficient opportunities for each land use type to serve the needs of the community and maintain the current tax base balance.
5. Office, retail, personal service, apartment lodging and other high density residential uses should be encouraged to be developed together as self-contained mixed use projects.
6. Increase mixture of residential development uses with attached and detached housing units, reduce parking requirements, and pedestrian-oriented site design developments.
7. Ensure that non-residentially sites be designed for adequate buffering, parking, and open space preservation.

(1-E)

Applicable Assessments from the Comp. Plan

1. Address compatibility between land uses when making land use decisions
2. Mitigate possible adverse impacts of new development through the use of screening and buffering.
3. Because of the proximity to the McCollum AICUZ and the unique urban characteristics of the RAC, building height and density shall be reviewed on a case-by-case basis.
4. Provide sufficient opportunities for each land use type to serve the needs of the community and maintain the current tax base balance.
5. Office, retail, personal service, apartment lodging and other high density residential uses should be encouraged to be developed together as self-contained mixed use projects.
6. Increase mixture of residential development uses with attached and detached housing units, reduce parking requirements, and pedestrian-oriented site design developments.

(1-E)

Existing and Changing Conditions:

Bordered by Interstate 575 to the west, Noonday Creek to the east, Chastain Road to the north and Barrett Parkway to the south, the site is an area experiencing greater impacts from the intensive Regional Activity Center uses neighboring this site. Expansion of the Regional Activity Center across Interstate 575 to Noonday Creek will ensure these uses provide an acceptable transition from the adjoining, less intensive retail and residential uses along the Bells Ferry Road, Chastain Road and Barrett Parkway.

(1-F)

Applicable Policies from the Comp. Plan:

1. Plan for growth to occur in an orderly fashion throughout the county.
2. Consider impacts top adjoining residents when making land use and housing decisions, in order to protect established neighborhoods from negative impacts of residential and non-residential developments.
3. Address compatibility between land uses when making land use decisions.
4. Medium Density Residential areas can serve as a transition category between more intensive uses and less intensive uses.

(1-F)

Applicable Assessments from the Comp. Plan

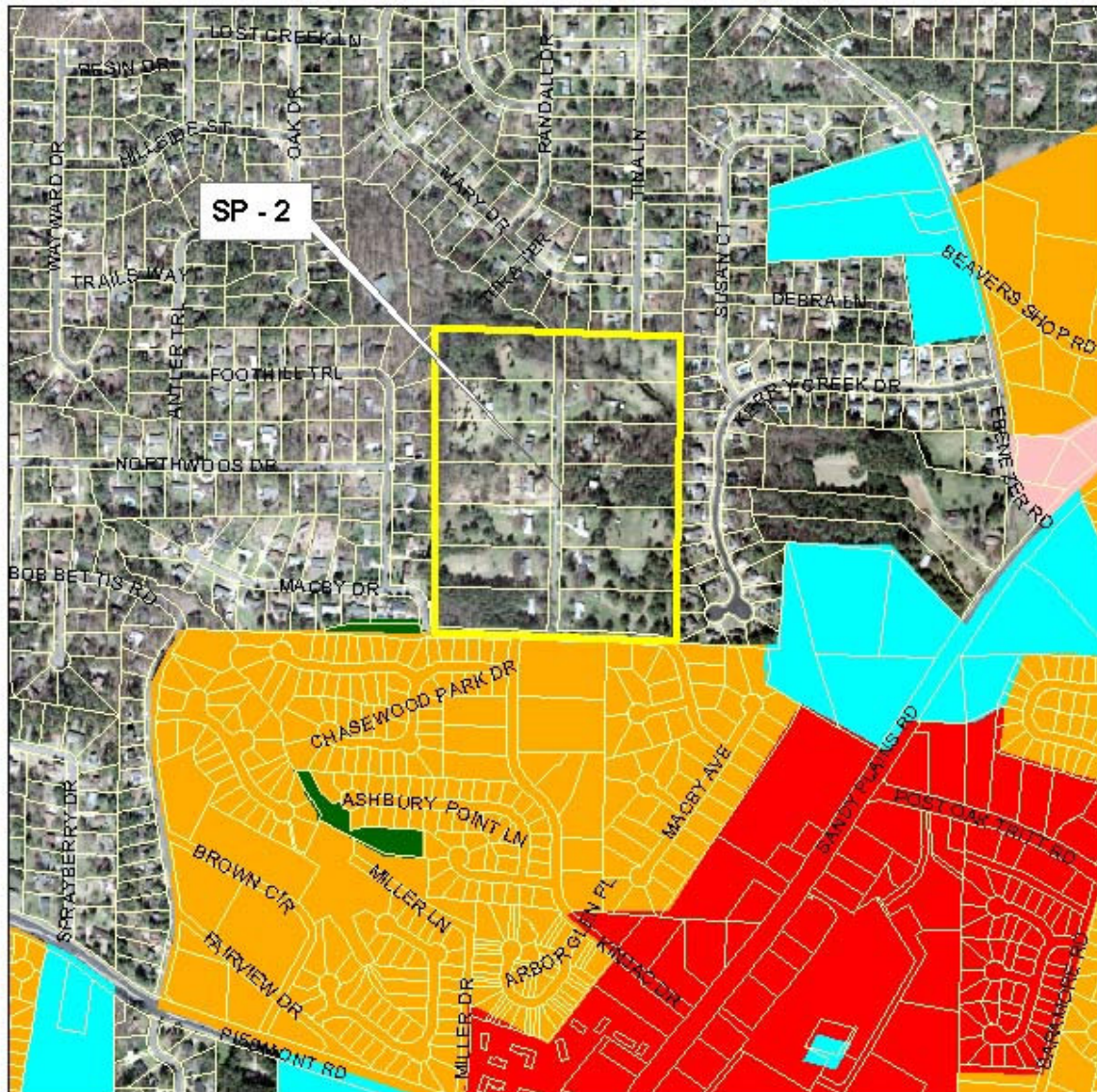
1. Table 64, which projects residential acreage needs (2015) assuming development at the low point of allowable density ranges, indicates a housing unit shortage (22,165 units) in 2015. Table 65, which projects residential acreage needs (2015) assuming development at the midpoint of allowable density ranges, indicates a slight housing shortage (2,476 units) in 2015.
2. New residential uses should be developed in a manner that helps protect the character of these areas.
3. Proposals at the high end of the range of densities should be encouraged in areas, where adequate services and facilities can accommodate such densities and where the proposed densities do not adversely affect the stability of existing residential uses.

(1-F)

Existing and Changing Conditions:

Bordered by Noonday Creek to the west, Bells Ferry Road to the east, Chastain Road to the north and Barrett Parkway to the south, the site is an area experiencing greater impacts from the intensive Regional Activity Center uses near this site. Expansion of the Medium Density Residential use will ensure these nearby RAC uses provide an acceptable transition from the adjoining, less intensive retail and residential uses along the Bells Ferry Road, Chastain Road and Barrett Parkway.

COMPREHENSIVE PLAN AMENDMENTS 2004



SP - 2
District 3



0 0.125 0.25 0.5 Miles

FUTURE LAND USE

- | | |
|------------------------------|---|
| Rural Residential | Industrial |
| Very Low Density Residential | Transportation/Communications/Utilities |
| Low Density Residential | Public Institutional |
| Medium Density Residential | Park/Recreation/Conservation |
| High Density Residential | City Limit |
| Neighborhood Activity Center | |
| Community Activity Center | |
| Regional Activity Center | |
| Industrial Compatible | |



This map is the property of the City of Dallas. It is not to be reproduced without the written consent of the City of Dallas.

Amendment

Commission District
Element of Comprehensive Plan

SP – 2

3
Land Use
Future Land Use Map

Description:

Site comprising 36± acres, on the east and west sides of Kinjac Drive, north of Macby Drive.

Background:

This entire amendment site consist of 14 lots, each consisting of a single-family detached home. Although the existing lots are zoned R-20, twelve of the lots are 2.5± acres in size. The remaining two lots, on the northern end of the site, are 3.0±. On September 21, 2004, M. R. Mahmoudi-Pousty sought rezoning from R-20 to R-15 for three of lots on the eastern side of Kinjac Drive. The rezoning request was rejected by the Board of Commissioners unanimously. The current future land use for this property is low density residential, which allows development from 1 to 2.5 units per acre.

Text Change:

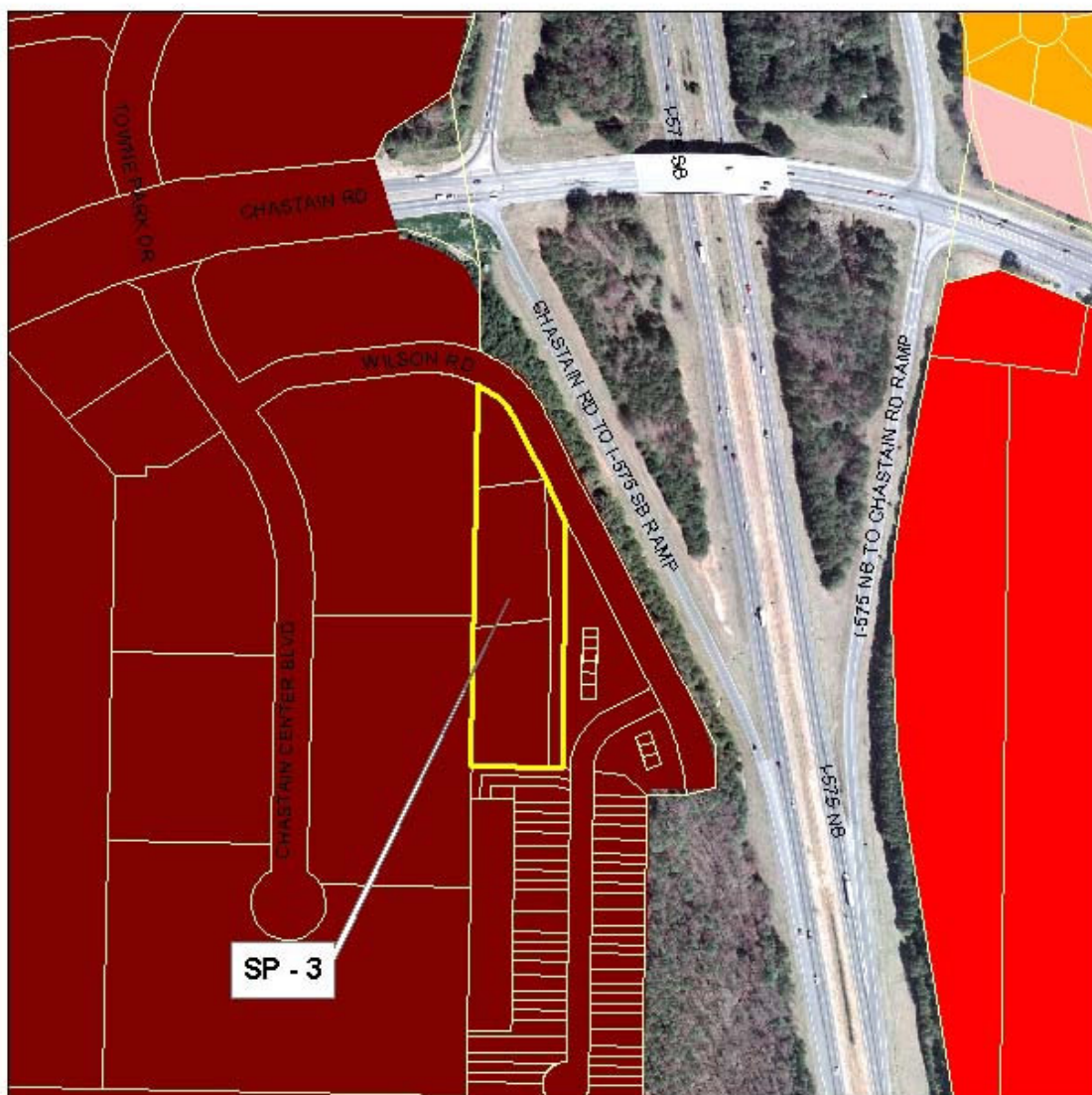
Low Density Residential

The purpose of the Low Density Residential category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Specific development proposals shall be evaluated with respect to the following guidelines:

- ♦ Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- ♦ Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.
- ♦ New residential uses should be developed in a manner that helps protect the character of these areas.
- ♦ Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
- ♦ In order to mitigate potential land use conflicts which could arise from the conversion of single family residences and lots into more intense residential development along Kinjac Road, north of Macby Road, it is recommended to limit the intensity of zoning applications for consideration. New development in this area along Kinjac Drive in LL 523 of the 16th District shall be limited to the Low Density Residential land use designation at a maximum of 2.0 unit per acre net density. (Amendment of January 18, 2005)

COMPREHENSIVE PLAN AMENDMENTS 2004



SP - 3 District 3



0 0.05 0.1 0.2 Miles

FUTURE LAND USE

- | | |
|------------------------------|---|
| Retail Residential | Industrial |
| Very Low Density Residential | Transportation/Communications/Utilities |
| Low Density Residential | Public Institutional |
| Medium Density Residential | Park/Recreation/Conservation |
| High Density Residential | City Limit |
| Neighborhood Activity Center | |
| Community Activity Center | |
| Regional Activity Center | |
| Industrial Compatible | |



See also City of Raleigh GIS, Wake County Geographic Information System

Amendment

Commission District
Element of Comprehensive Plan

SP – 3

3
Land Use
Future Land Use Map

Description:

Site comprising 3.9± acres, located along Wilson Road, east of I-575 at Chastain Road.

Background:

This site consists of four lots bordered by an office park, a townhome community and the interstate. The occupied residences are bordered by the Chastain Center Office Park to the west, and another smaller low rise office development east. Two of the on-site lots are vacant, with one serving predominantly as access. The remnant tracts are sandwiched by more intense development, and are currently accessed only by a gravel road. Current potential access is limited to two of the parcels with frontage along Wilson Road.

Text Change:

Property located within a CAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, streams and floodplain shall be identified as open space. *(Amendment of December 12, 2000)*

- ♦ Because of the unique circumstances regarding access to the remaining underdeveloped parcels along Wilson Road in LL's 429 and 430, 16th District, west of I-575, the Board of Commissioners is considering the following development regulation in the Community Activity Center established therein:

Parcels subject to assemblage

- ♦ The four underdeveloped parcels south and west of Wilson Road would be recommended (as part of an assemblage only) to only be entertained with exclusive direct frontage on Wilson Road as part of one rezoning application. The map of this Community Activity Center is shown in the Appendix. *(Amendment of January 18, 2005)*

Amendment

Commission District
Element of Comprehensive Plan

SP – 4

County-wide
Land Use
Future Land Use Map

Description:

Proposed text amendment to declare appropriateness of unassisted senior living facilities to be located within the Low Density Residential future land use designation.

Text Change:

Low Density Residential

The purpose of the Low Density Residential category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and active adult, unassisted senior living facilities up to five (5) dwelling units per acre. This category presents a range of densities.

Specific development proposals shall be evaluated with respect to the following guidelines:

- ♦ Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- ♦ Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.
- ♦ New residential uses should be developed in a manner that helps protect the character of these areas.
- ♦ Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
- ♦ Given the documented low impact nature of unassisted senior living facilities for active senior adults on county infrastructure and services, properly buffered and age restricted independent facilities up to five (5) dwelling units per acre may be appropriate in this category if located along an arterial roadway, as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time. (Amendment of January 18, 2005)